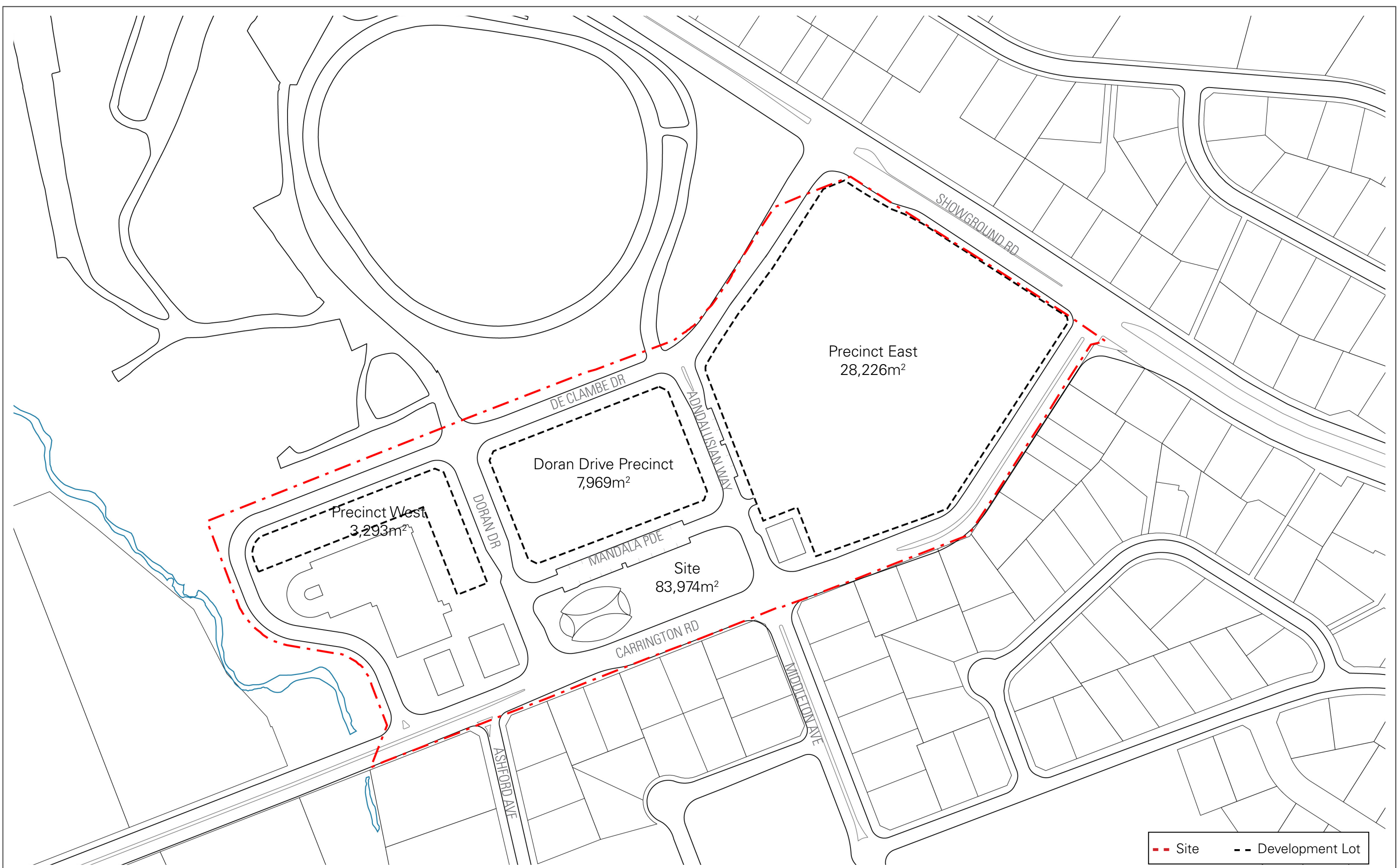




- - Site - - Development Lot

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Russell Lee no. 6367

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

Project
Hills Showground Station Precinct

Drawing Title
Site and Development Lots Plan

Scale
1:2000 @A3

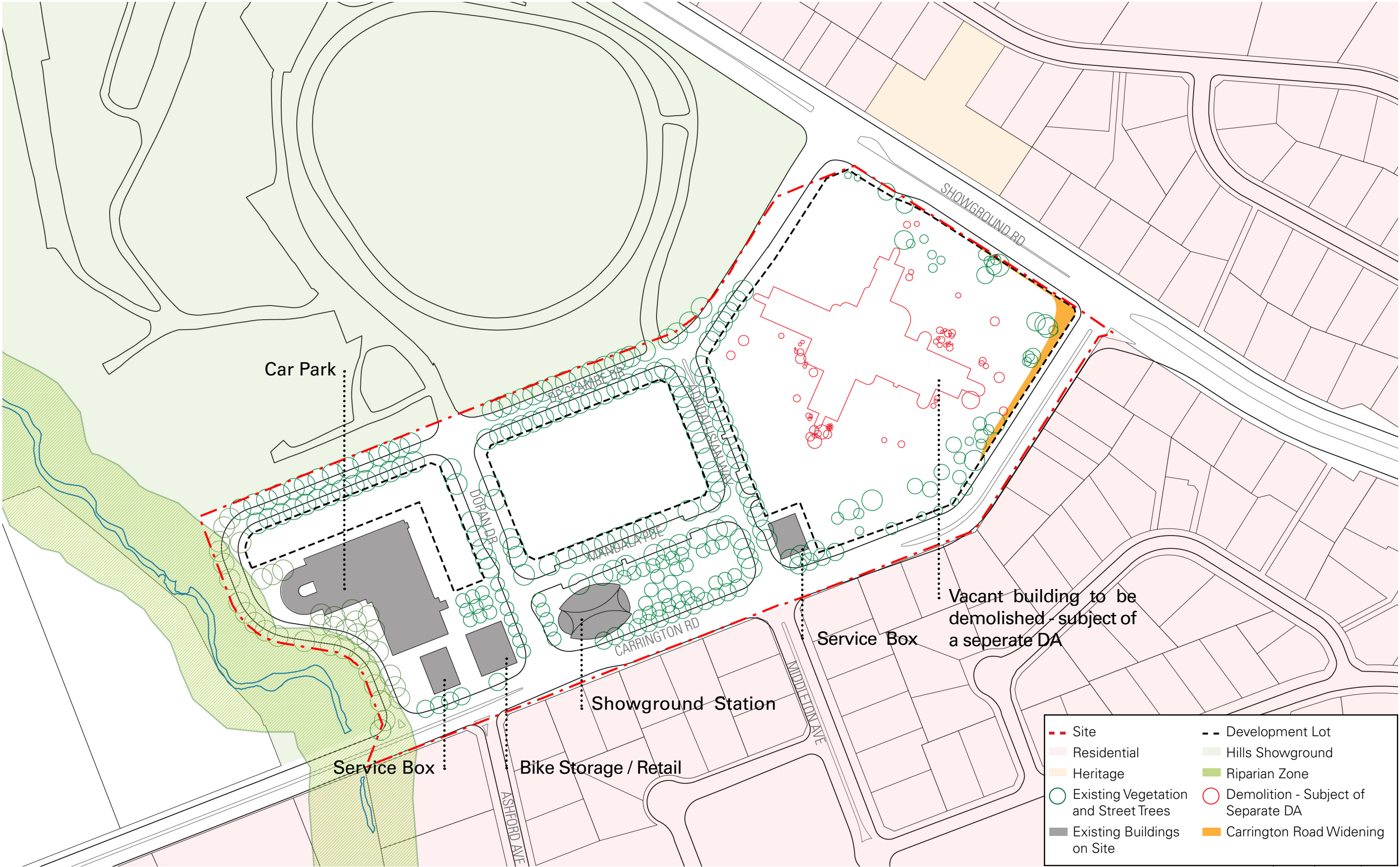
02550100m



Date	Drawn	Checked	Approved
29.10.2019	DH	SA	LA
CAD File			Revision
Drawing Number SK 01			

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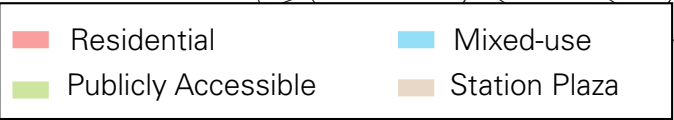
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A	Revision based on comments from Landcom 27/10/2019	DH	29/10/19
B	Revision based on comments from Client 29/10/2019	DH	01/11/19

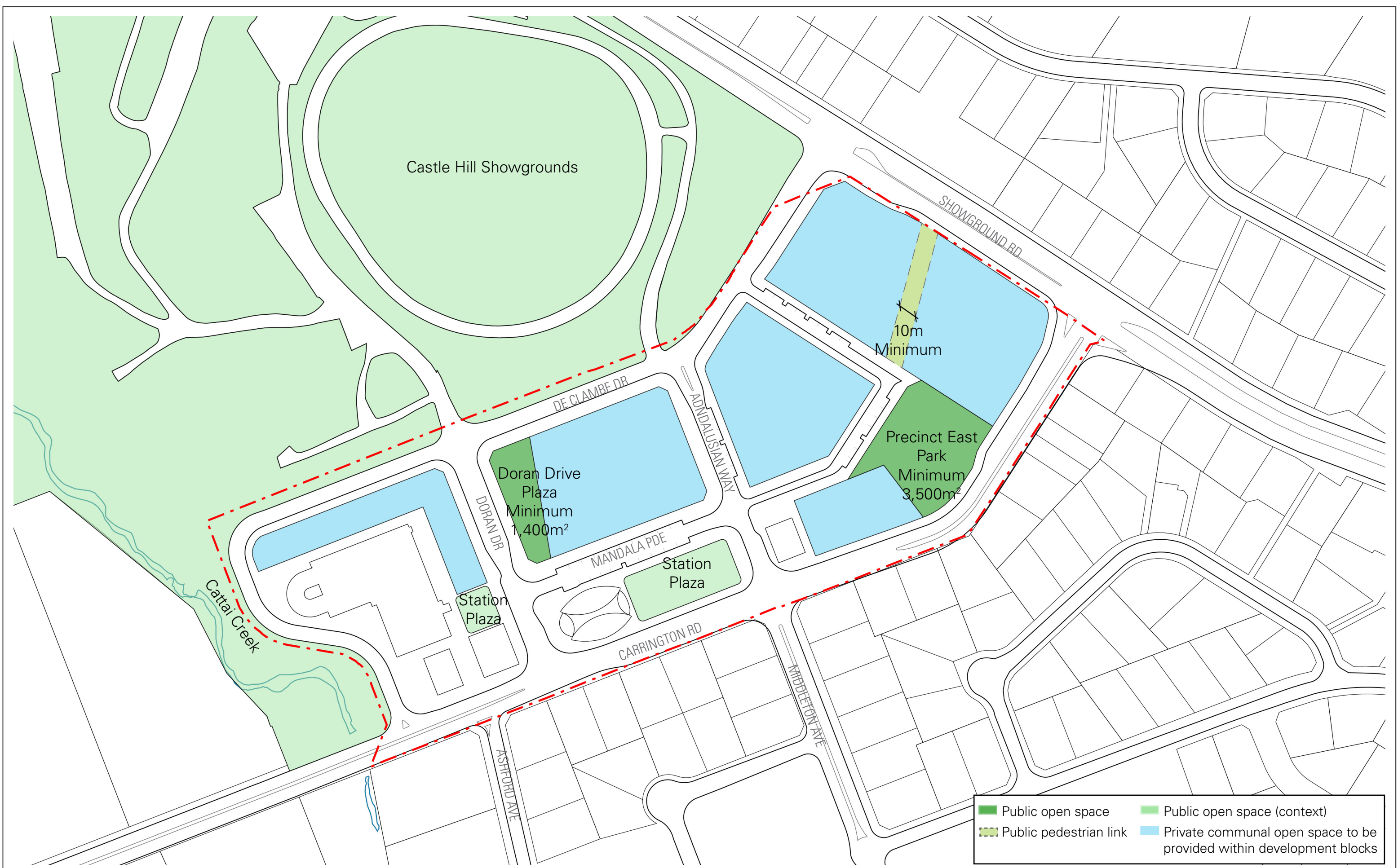
Project	Hills Showground Station Precinct
Drawing Title	Existing Site Plan
Scale	1:2000 @A3



Date	29.10.2019	Drawn	DH	Checked	SA	Approved	LA
CAD File						Revision	
Drawing Number						SK 02	



Rev	Description	By	Date	Project	Date	Drawn	Checked	Approved
A	Revision based on comments from Landcom 27/10/2019	DH	29/10/19	Hills Showground Station Precinct	29.10.2019	DH	SA	LA
B	Revision based on comments from Client 29/10/2019	DH	01/11/19	Drawing Title	CAD File			Revision
				Proposed Uses Plan				
				Scale	Drawing Number			
				1:2000 @A3	SK 03			



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A	Revision based on comments from Landcom 27/10/2019	DH	29/10/19
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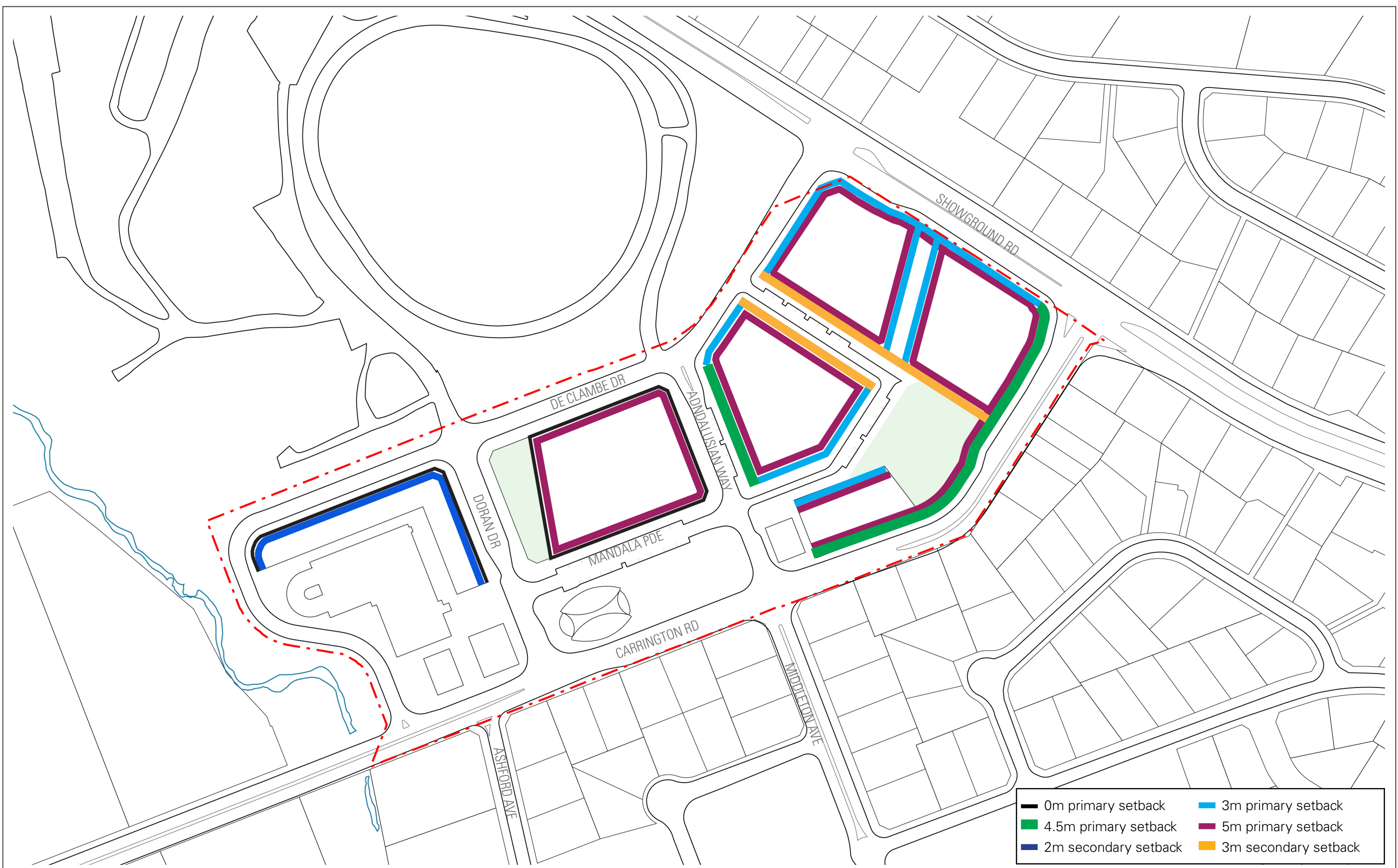
Project
Hills Showground Station Precinct

Drawing Title
Open Space Plan

Scale
1:2000 @A3

0 25 50 100m

Date	Drawn	Checked	Approved
29.10.2019	DH	SA	LA
CAD File			Revision
Drawing Number SK 04			



0m primary setback

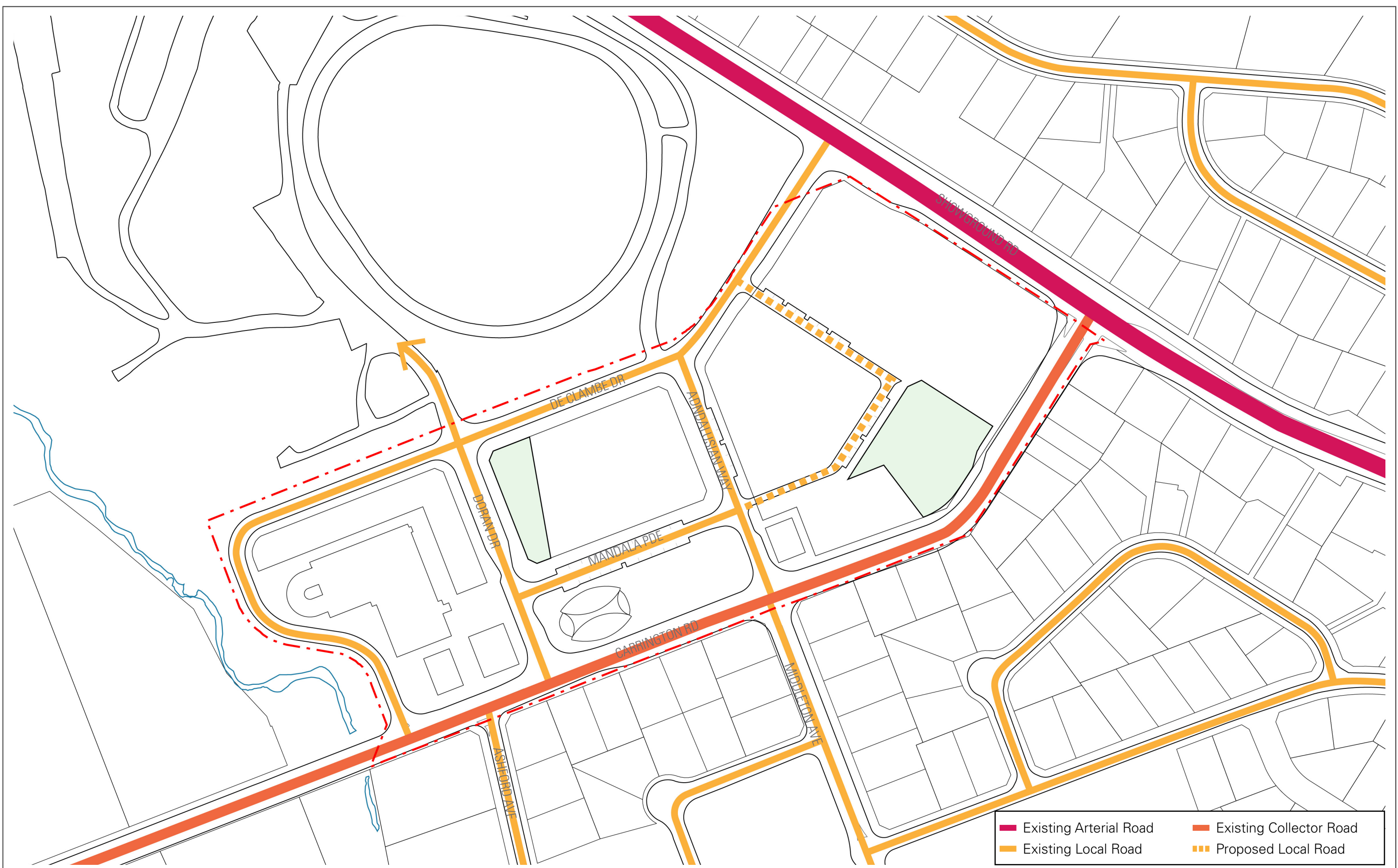
4.5m primary setback

2m secondary setback

3m primary setback

5m primary setback

3m secondary setback



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Project
Hills Showground Station Precinct

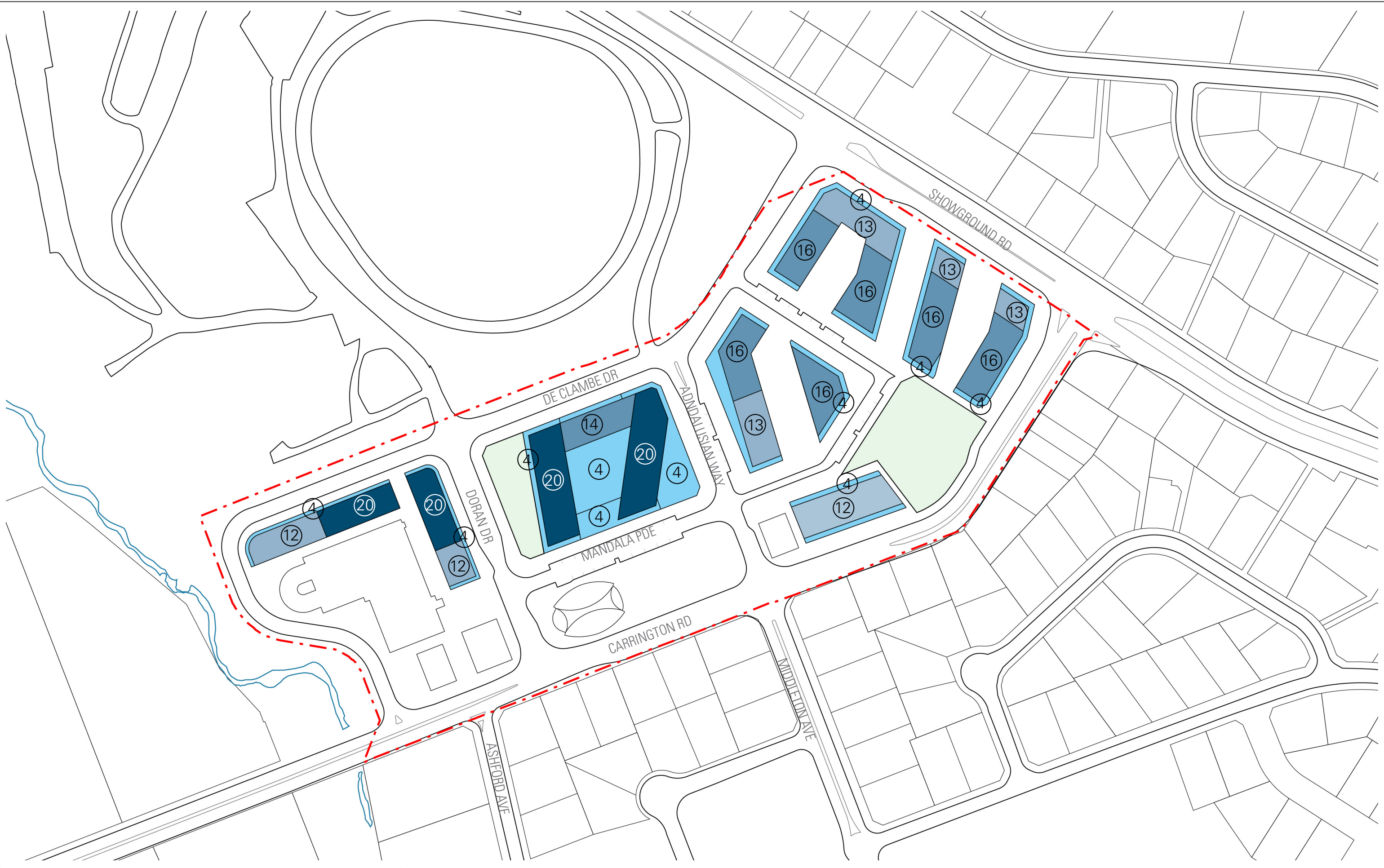
Drawing Title
Road Hierarchy Plan

Scale
1:2000 @A3

0 25 50 100m

Project
Hills Showground Station Precinct

Date	Drawn	Checked	Approved
29.10.2019	DH	SA	LA
CAD File			Revision
Drawing Number SK 06			



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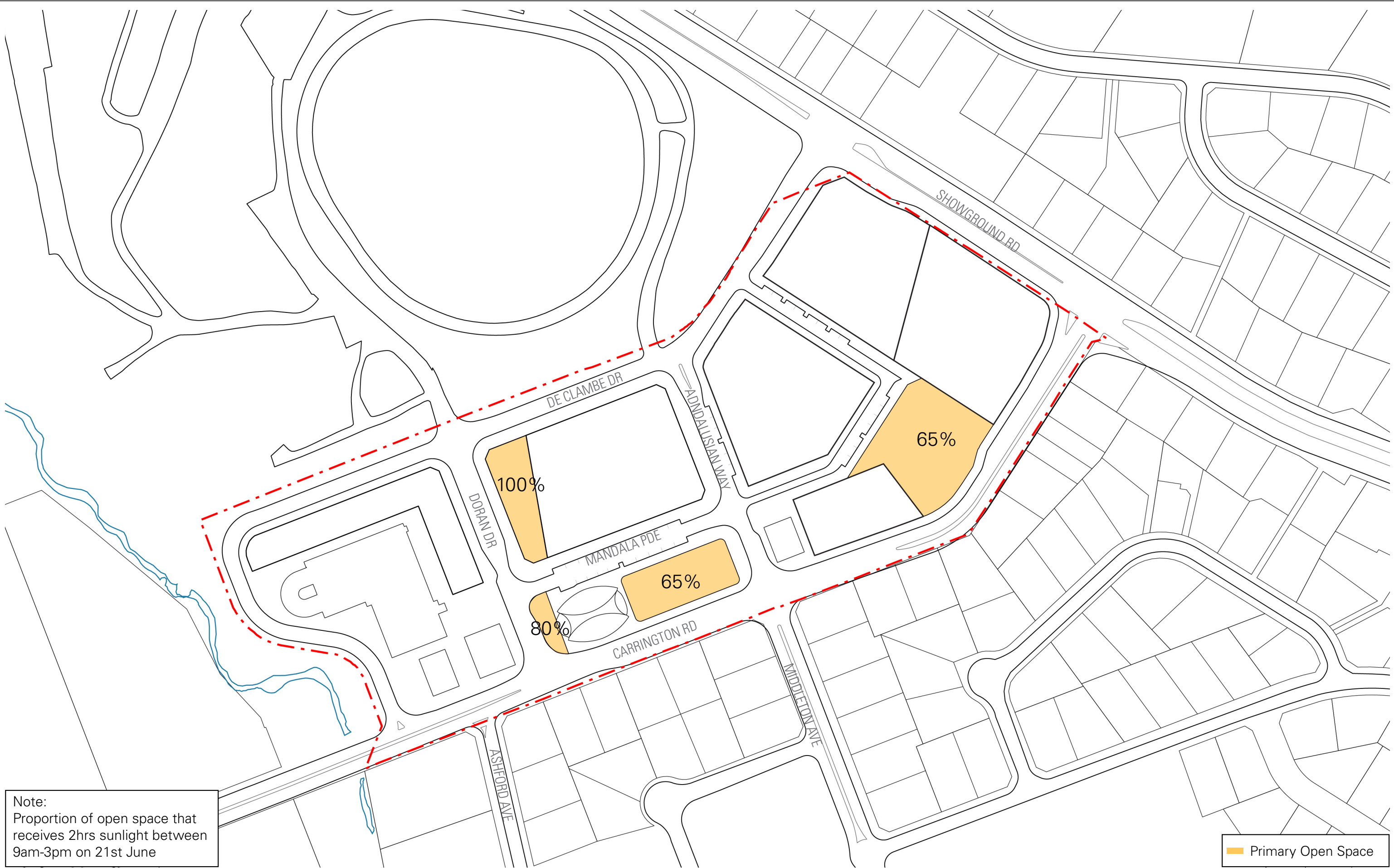
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Rev	Description	By	Date
A	Revision based on comments from Landcom 27/10/2019	DH	29/10/19
B	Revision based on comments from Client 29/10/2019	DH	01/11/19

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



Date	29.10.2019	Drawn	DH	Checked	SA	Approved	LA
CAD File						Revision	
Drawing Number						SK 07	



Note:
Proportion of open space that
receives 2hrs sunlight between
9am-3pm on 21st June

Primary Open Space

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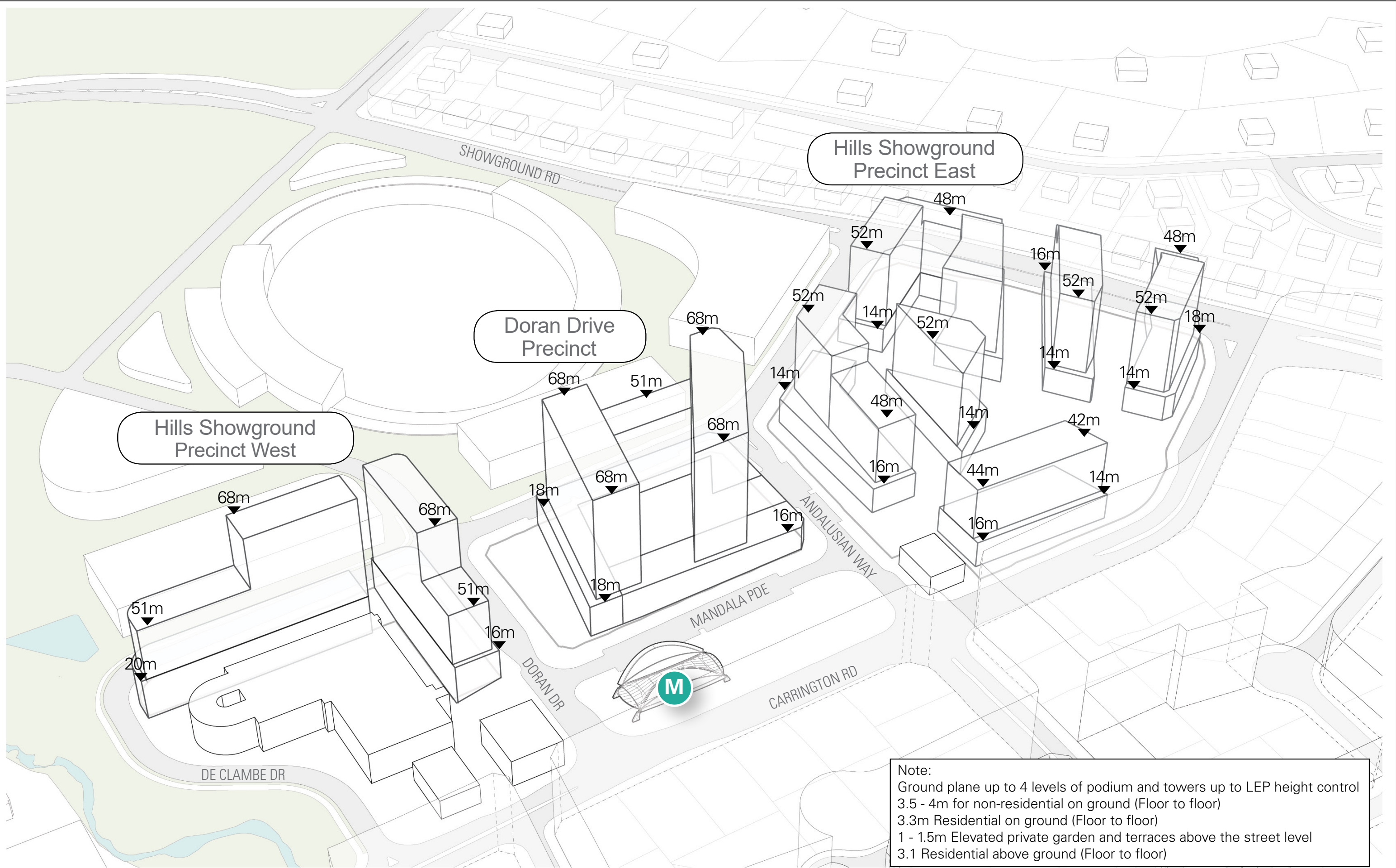
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Rev	Description	By	Date
A	Revision based on comments from Landcom 27/10/2019	DH	29/10/19
B	Revision based on comments from Client 29/10/2019	DH	01/11/19

Project	Hills Showground Station Precinct
Drawing Title	Solar Access Plan
Scale	1:2000 @A3



Date	29.10.2019	Drawn	DH	Checked	SA	Approved	LA
CAD File						Revision	
Drawing Number							
SK 08							



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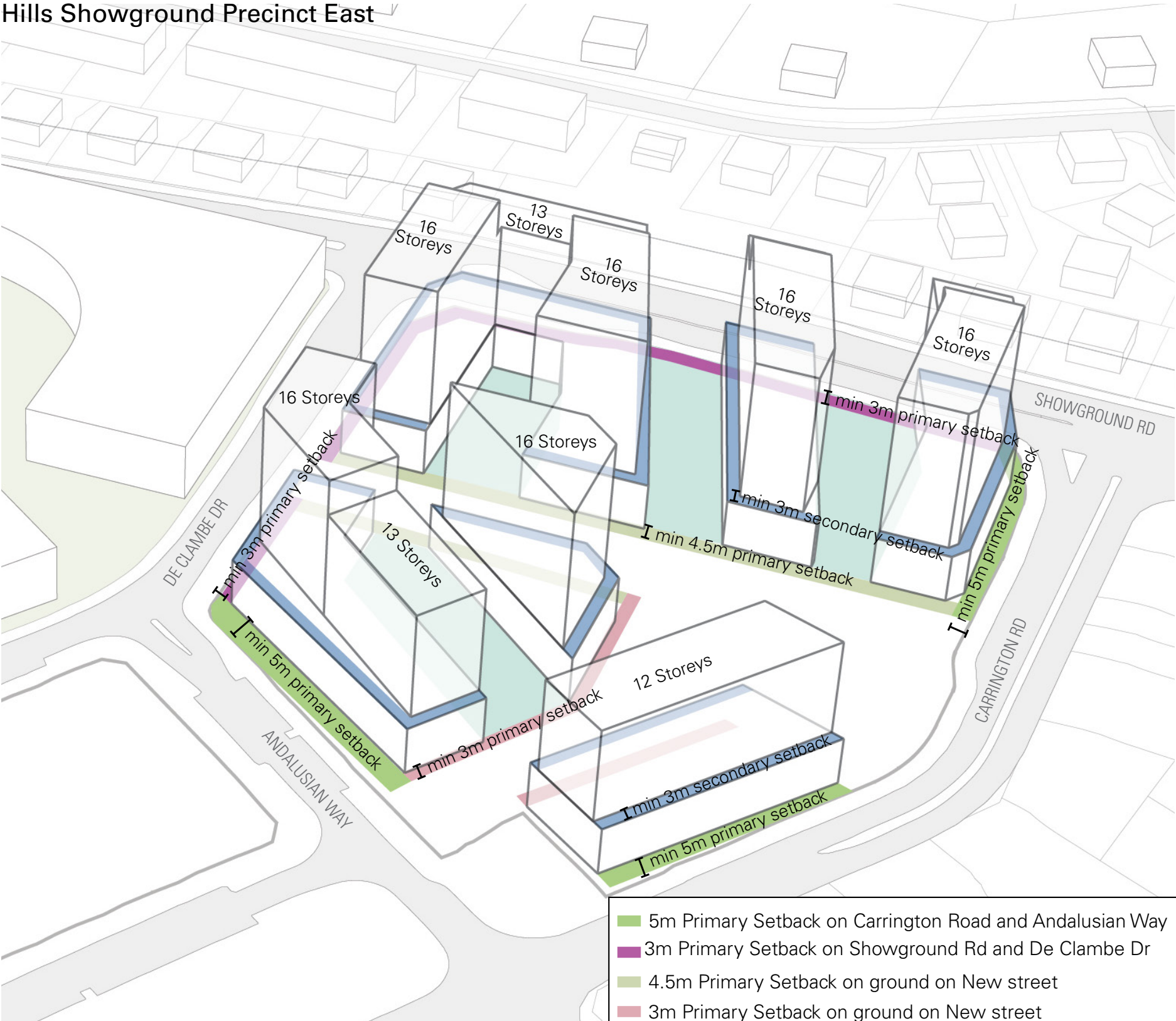


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Rev	Description	By	Date	Project	Date	Drawn	Checked	Approved
A	Revision based on comments from Landcom 27/10/2019	DH	29/10/19	Hills Showground Station Precinct	29.10.2019	DH	SA	LA
B	Revision based on comments from Client 29/10/2019	DH	01/11/19	Drawing Title	CAD File		Revision	
				Building Envelope Heights Plan				
				Scale	Drawing Number			
				Not to Scale	SK 09			

Hills Showground Precinct East

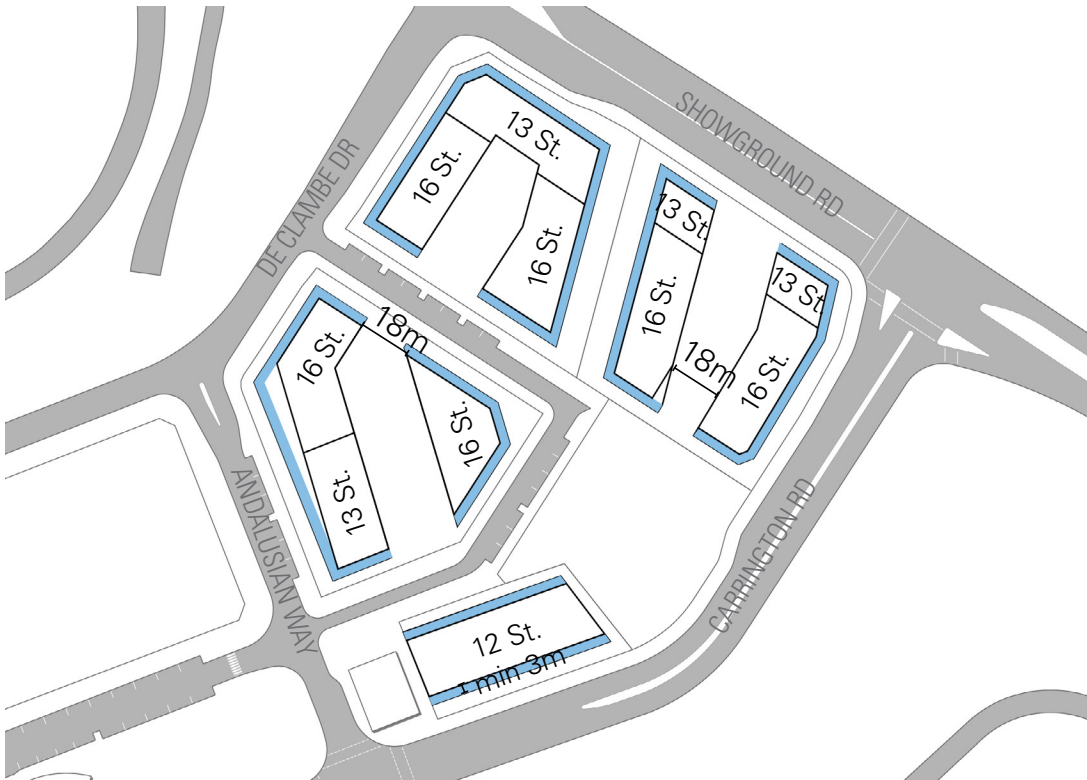


Hills Showground Precinct East Building Envelope

- 5m Primary Setback on Carrington Road and Andalusian Way
- 3m Primary Setback on Showground Rd and De Clambe Dr
- 4.5m Primary Setback on ground on New street
- 3m Primary Setback on ground on New street
- Minimum 3m Secondary Setback
- Variable building separation as per ADG



Precinct East Podium Envelope



Precinct East Tower Envelope

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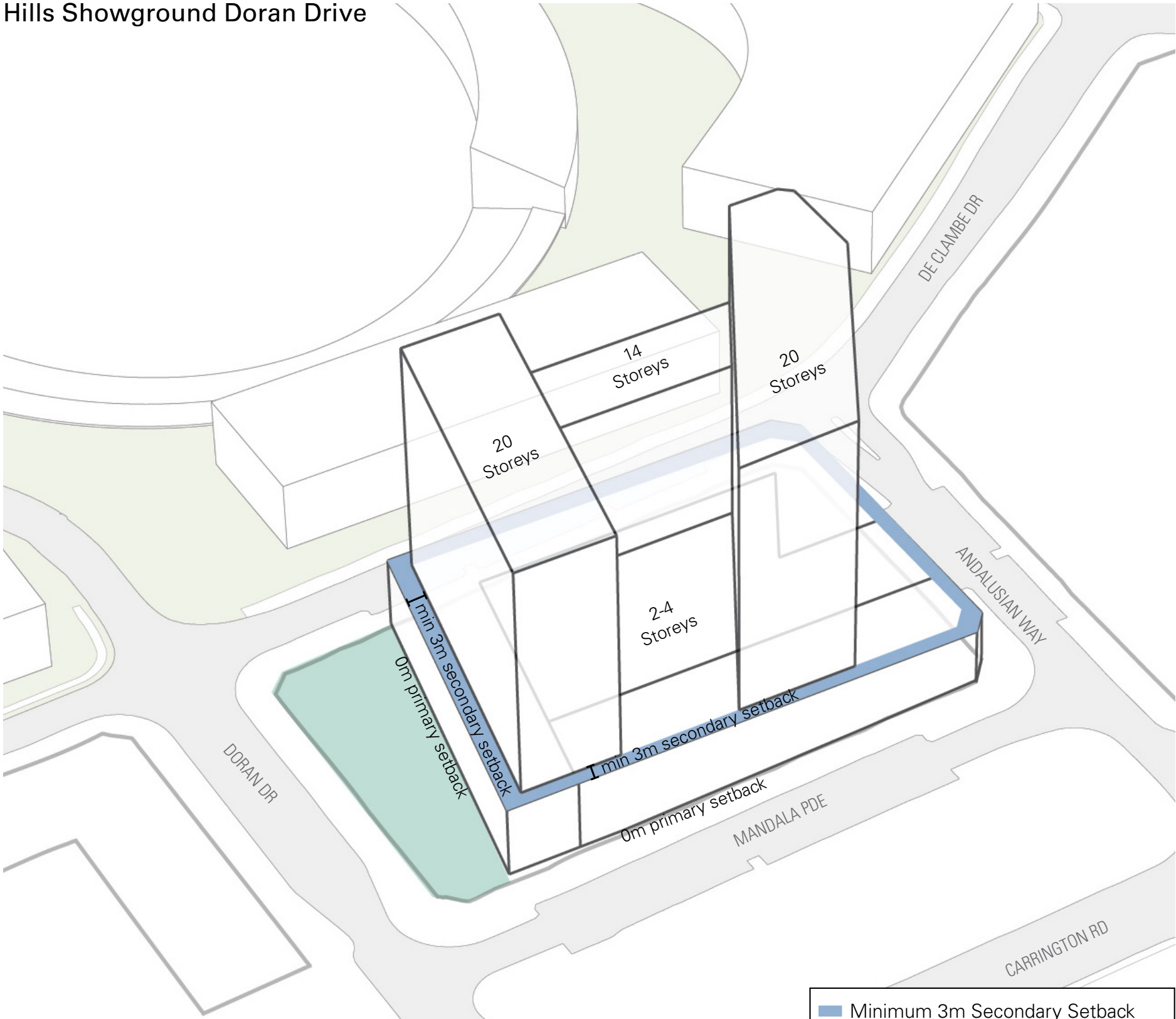
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Rev	Description	By	Date
A	Revision based on comments from Landcom 27/10/2019	DH	29/10/19
B	Revision based on comments from Client 29/10/2019	DH	01/11/19

Project	Hills Showground Station Precinct
Drawing Title	Precinct East Building Envelope Storeys and Setbacks Plan
Scale	Not to Scale

Date	29.10.2019	Drawn	DH	Checked	SA	Approved	LA
CAD File						Revision	
Drawing Number							
SK 10							

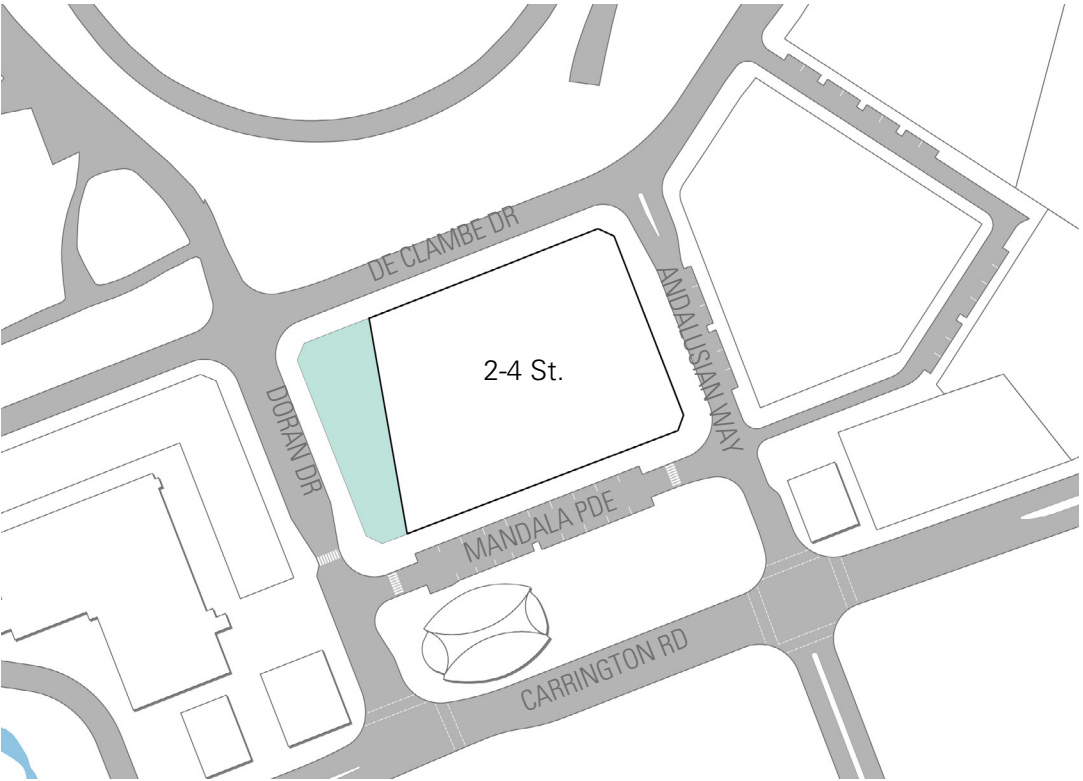
Hills Showground Doran Drive



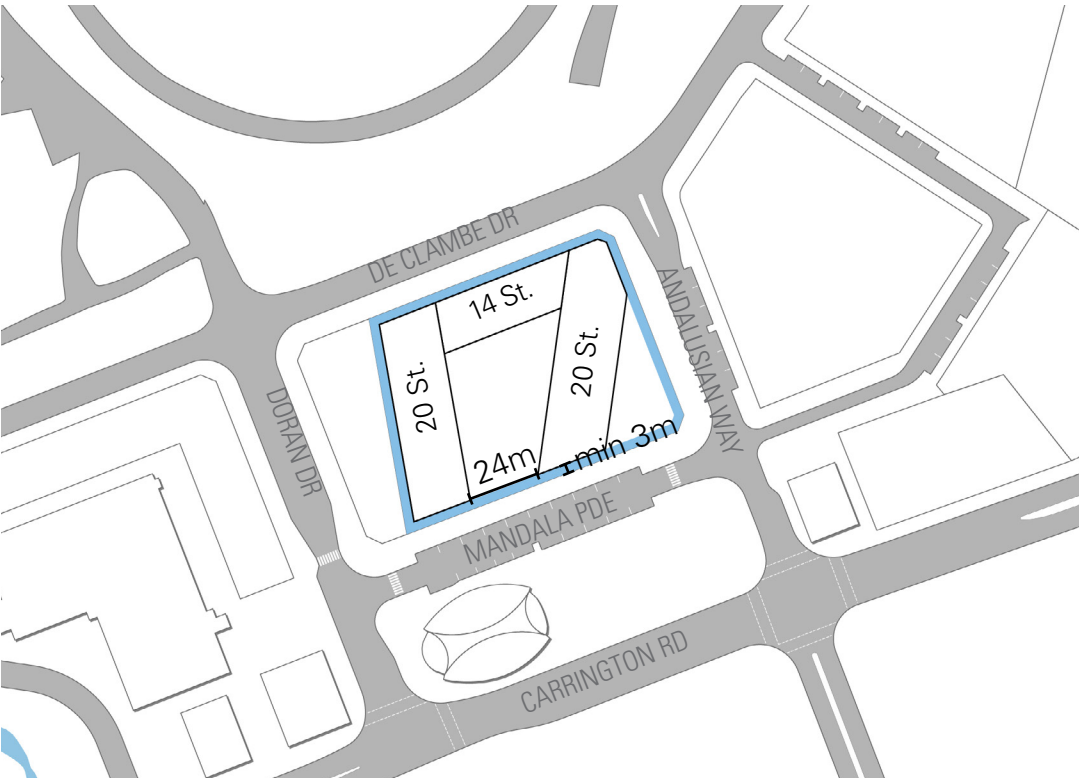
Hills Showground Doran Drive Precinct Building Envelope

Minimum 3m Secondary Setback

Doran Drive Plaza (varies in size)



Doran Drive Precinct Podium Envelope



Doran Drive Precinct Tower Envelope

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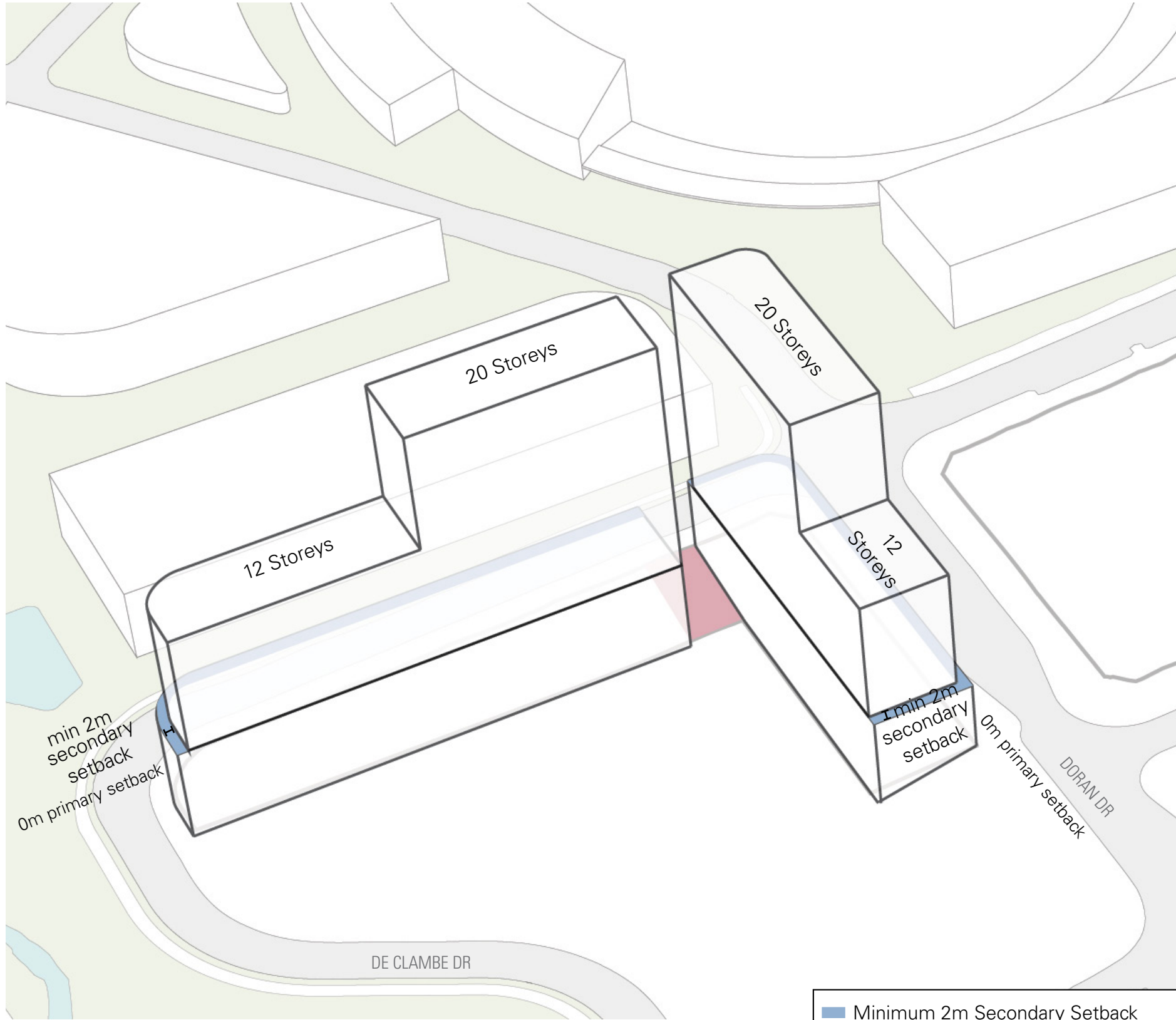


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Rev	Description	By	Date
A	Revision based on comments from Landcom 27/10/2019	DH	29/10/19
B	Revision based on comments from Client 29/10/2019	DH	01/11/19

Project	Hills Showground Station Precinct
Drawing Title	Doran Precinct Building Envelope Storeys and Setbacks Plan
Scale	Not to Scale

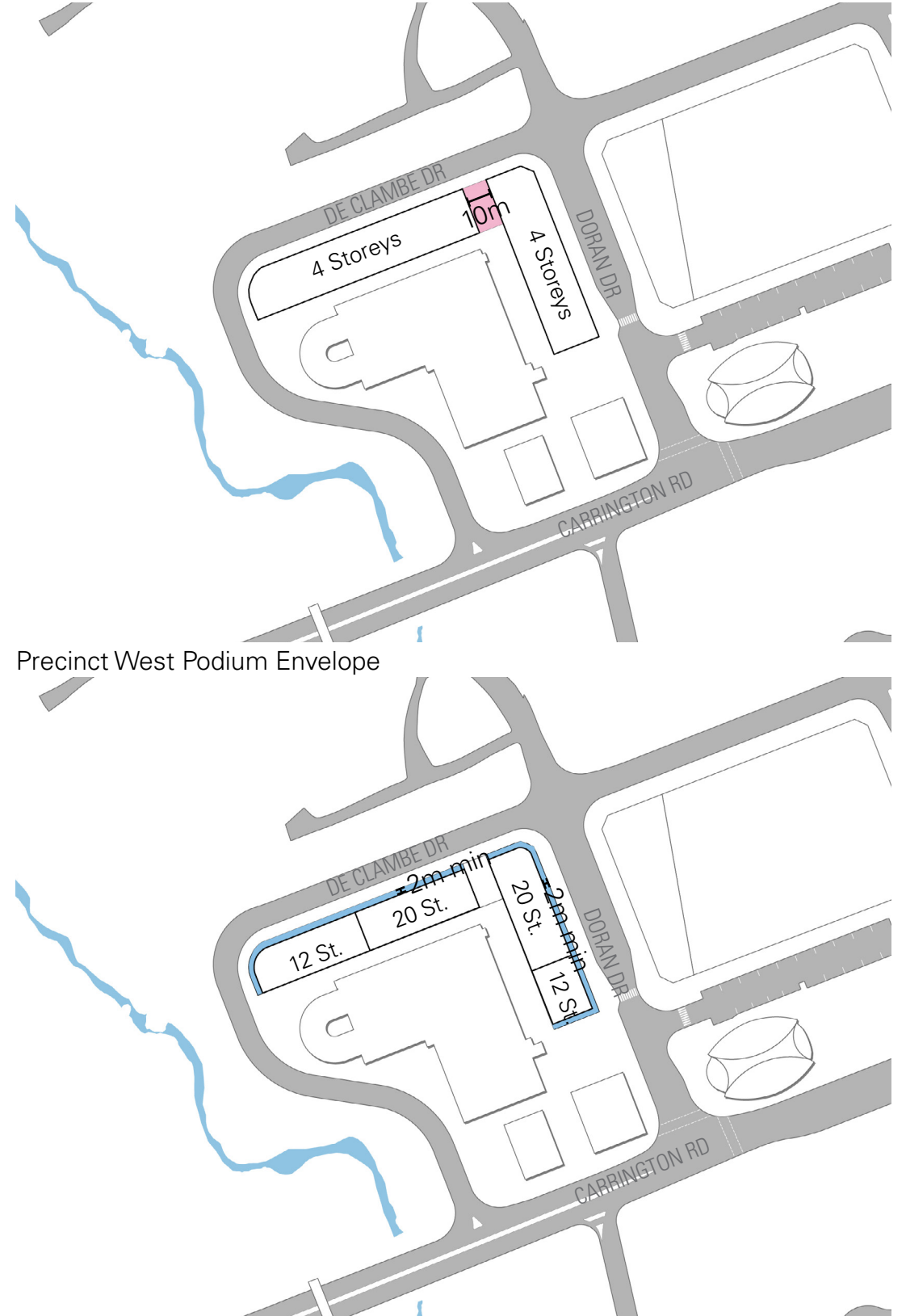
Date	29.10.2019	Drawn	DH	Checked	SA	Approved	LA
CAD File						Revision	
Drawing Number							
SK 11							



Hills Showground Precinct West Building Envelope

Minimum 2m Secondary Setback

Ground Floor Access Easement



Precinct West Tower Envelope

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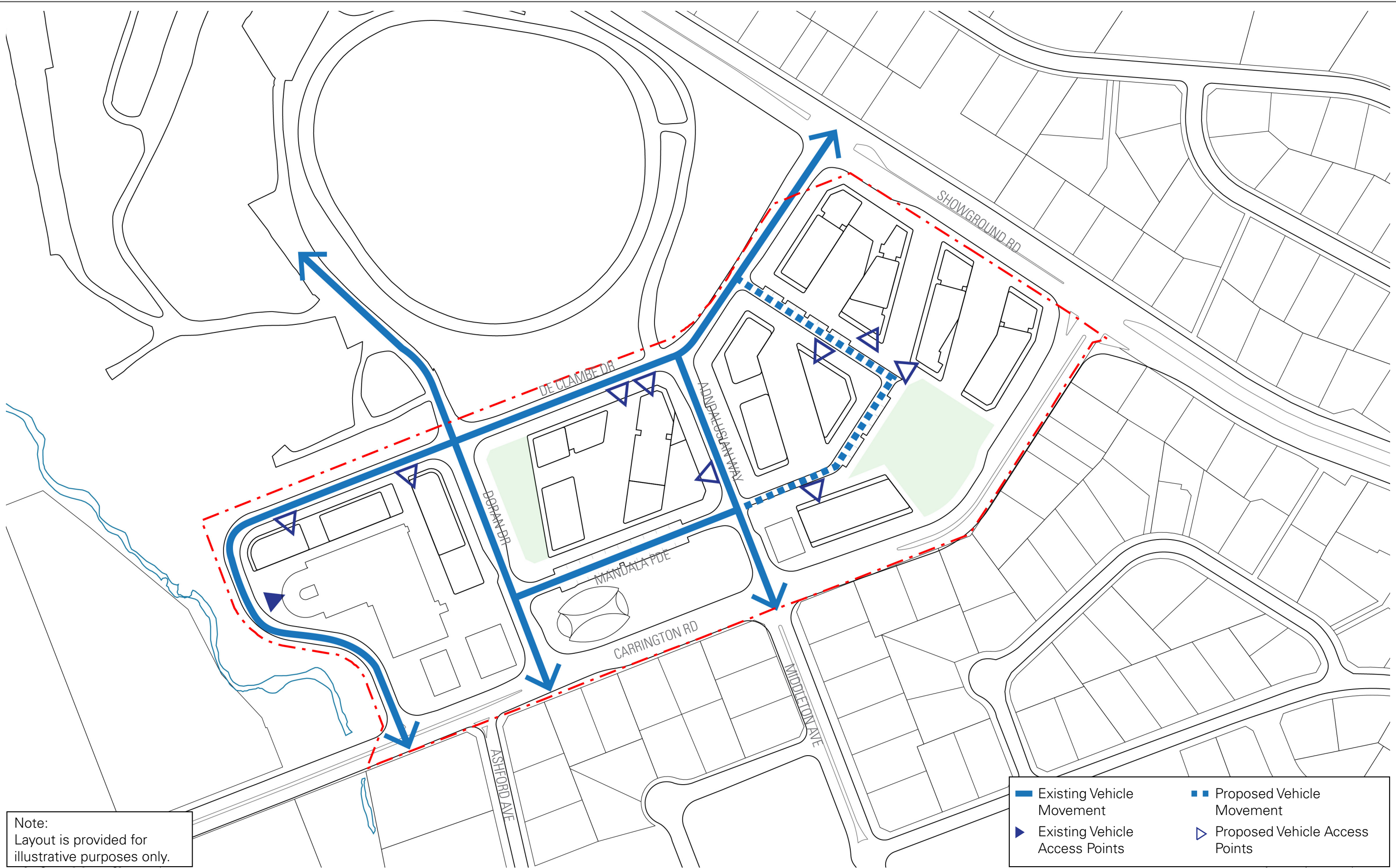


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Rev	Description	By	Date
A	Revision based on comments from Landcom 27/10/2019	DH	29/10/19
B	Revision based on comments from Client 29/10/2019	DH	01/11/19

Project	Hills Showground Station Precinct
Drawing Title	Precinct West Building Envelope Storeys and Setbacks Plan
Scale	Not to Scale

Date	29.10.2019	Drawn	DH	Checked	SA	Approved	LA
CAD File						Revision	
Drawing Number						SK 12	



Note:
Layout is provided for
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Existing Vehicle Movement

Existing Vehicle Access Points

Proposed Vehicle Movement

Proposed Vehicle Access Points

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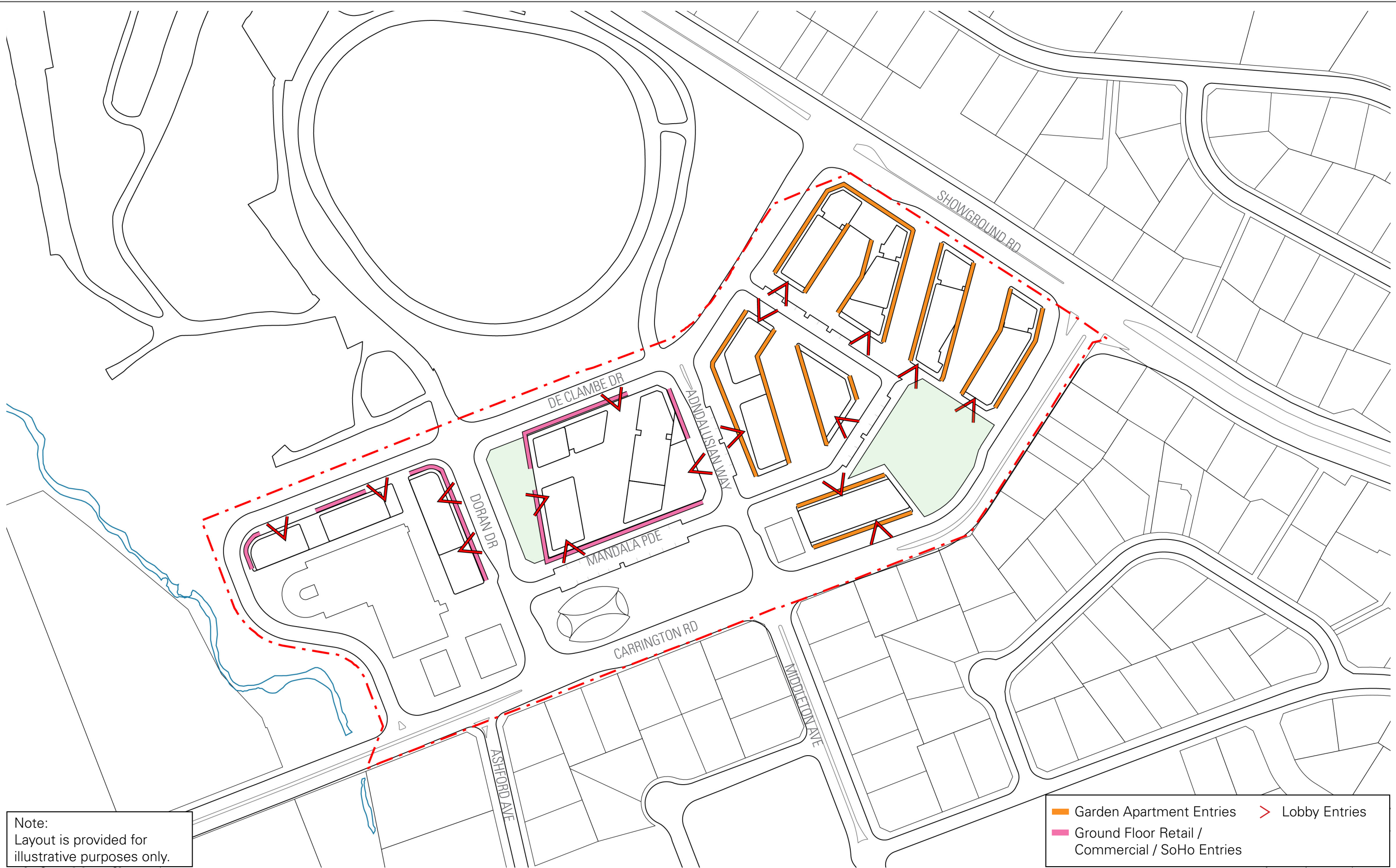
Project
Hills Showground Station Precinct

Drawing Title
Vehicle Movement and Access Plan

Scale
1:2000 @A3

0 25 50 100m

Date 29.10.2019	Drawn DH	Checked SA	Approved LA
CAD File			Revision
Drawing Number SK 13			

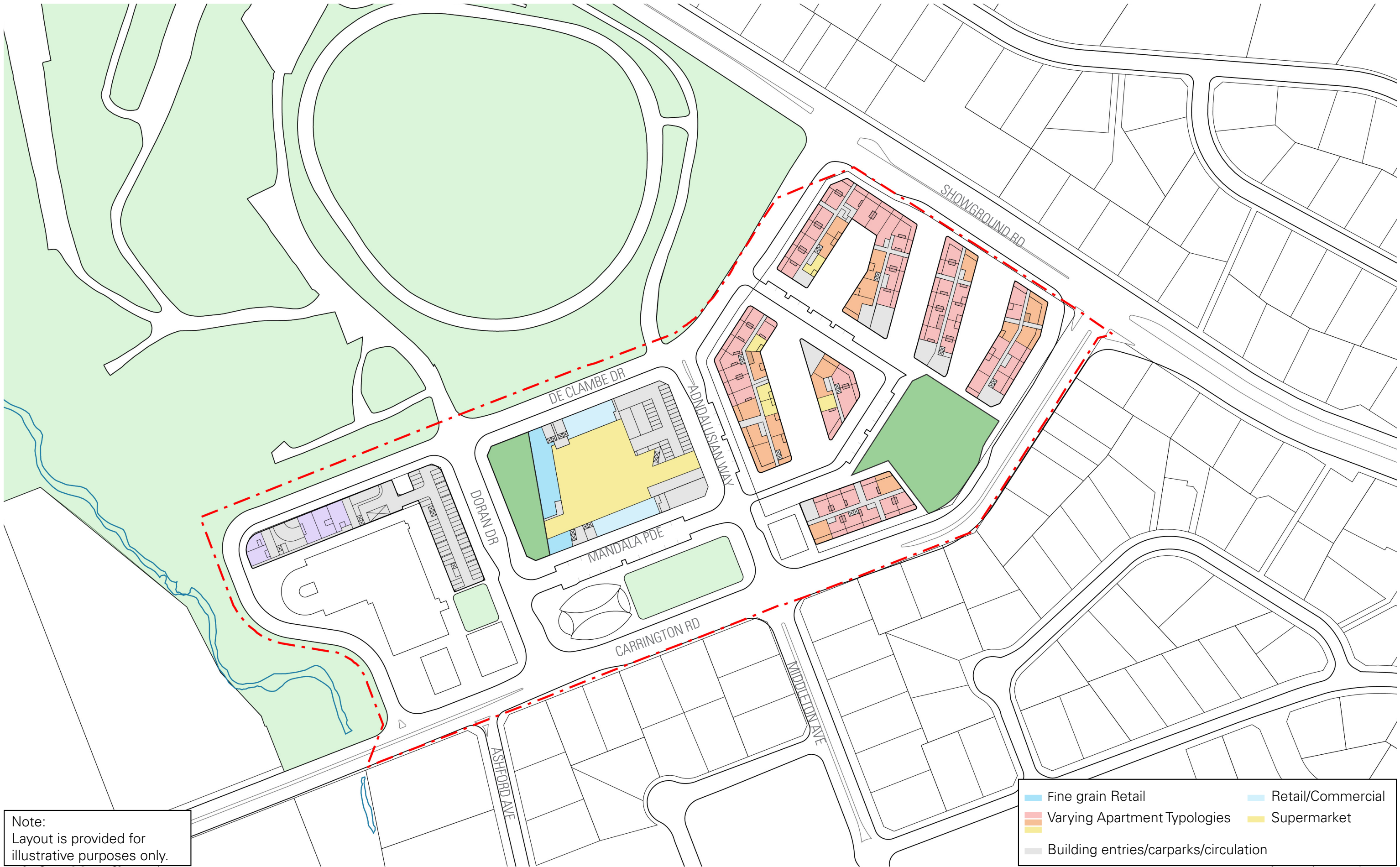


Note:
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Garden Apartment Entries

Lobby Entries

Ground Floor Retail /
Commercial / SoHo Entries



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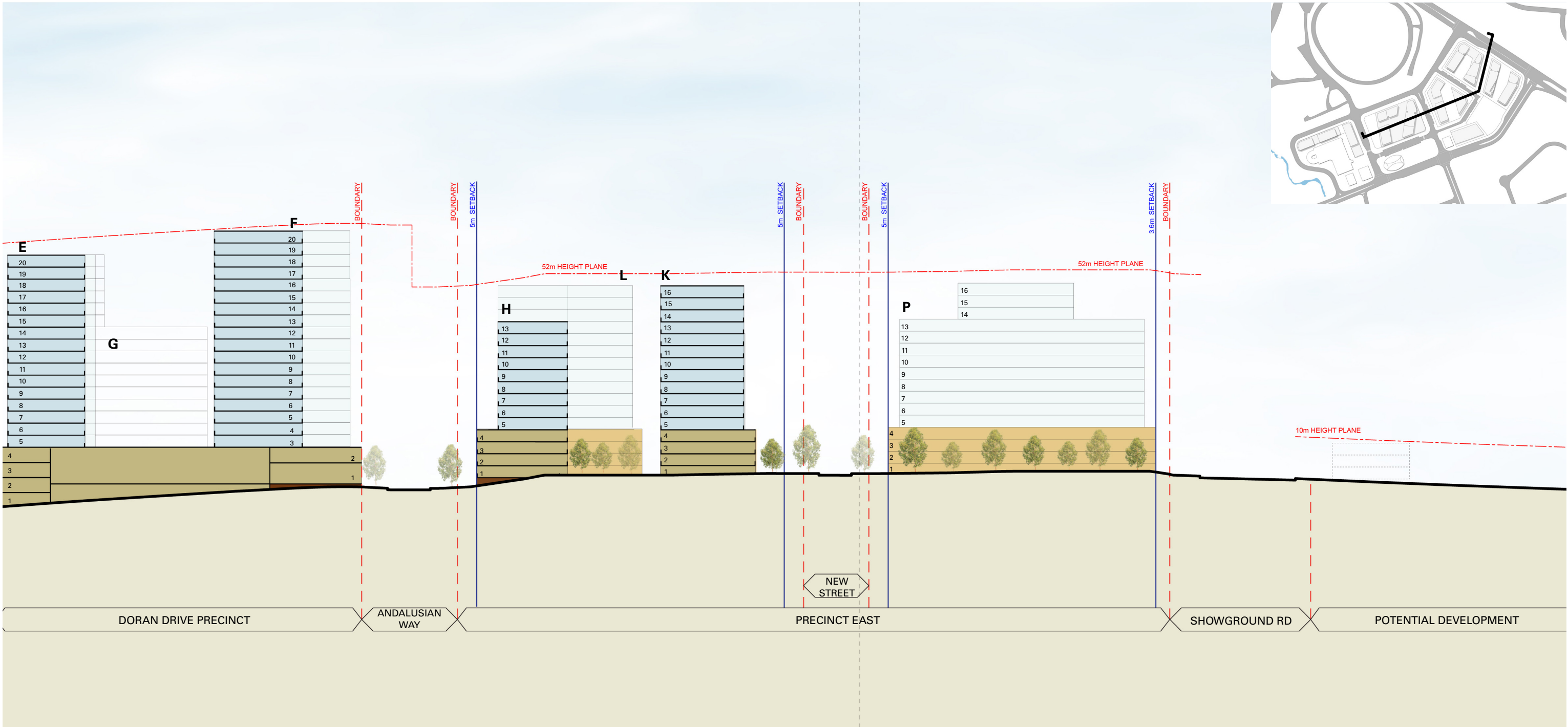
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A	Revision based on comments from Landcom 27/10/2019	DH	29/10/19
B	Revision based on comments from Client 29/10/2019	DH	01/11/19

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



Date	29.10.2019	Drawn	DH	Checked	SA	Approved	LA
CAD File						Revision	
Drawing Number						SK 15	



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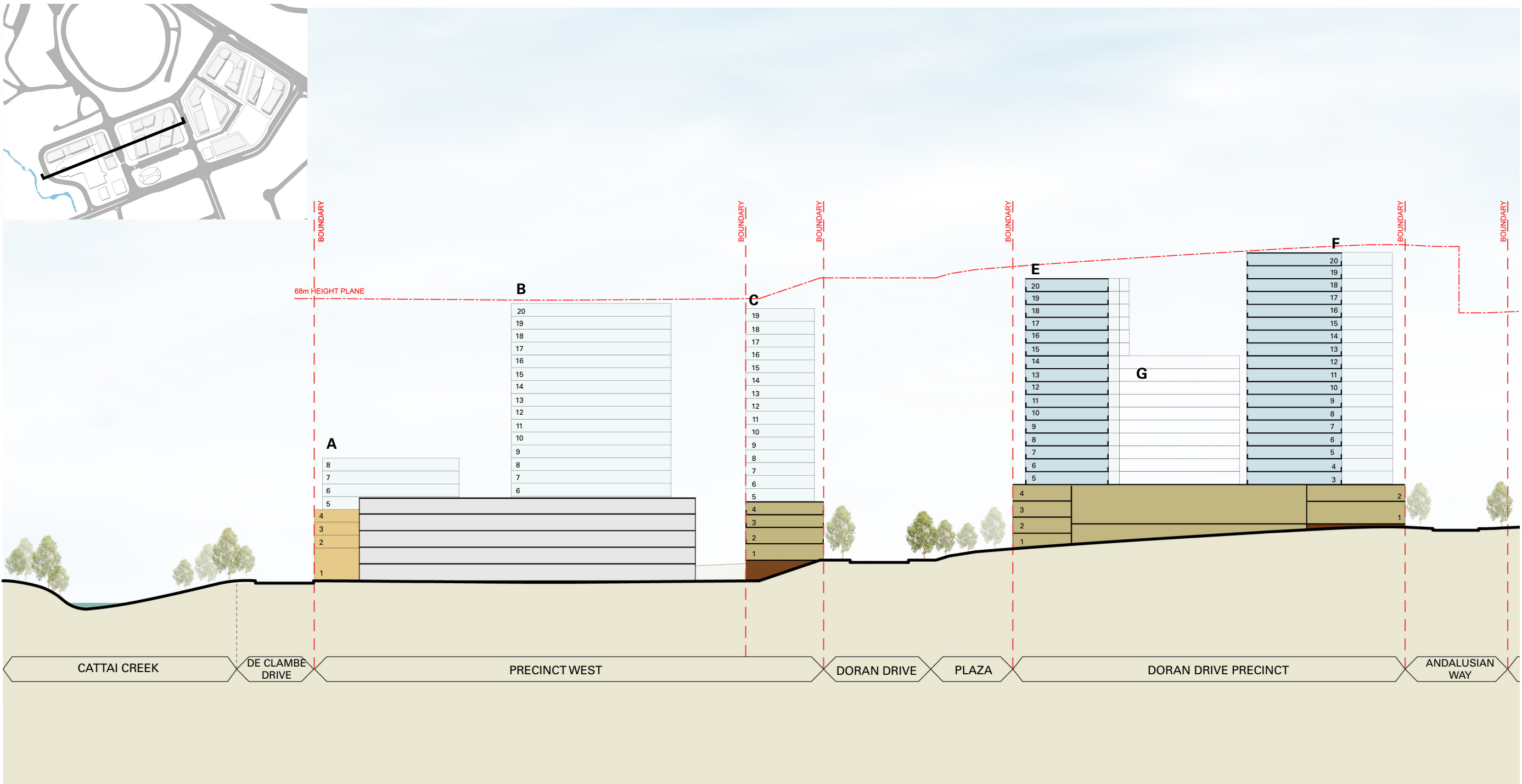
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Project	Date	Drawn	Checked	Approved
Hills Showground Station Precinct	29.10.2019	DH	SA	LA
Drawing Title	CAD File	Revision		
Long Section through Precinct East and Doran Drive Precinct				
Scale	Drawing Number			
0 25 75m	SK 16			



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Project	Date	Drawn	Checked	Approved
Hills Showground Station Precinct	29.10.2019	DH	SA	LA
Drawing Title	CAD File		Revision	
Long Section through Doran Drive Precinct and Precinct West				
Scale	Drawing Number			
0 25 75m	SK 17			