


- - Site - - Development Lot

Cox Architecture
PO Box Q193, Sydney NSW 1230
Level 6, 155 Clarence Street, Sydney NSW 2000 Australia
T + 61 2 9267 9599 F + 61 2 9264 5844
www.coxarchitecture.com.au




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

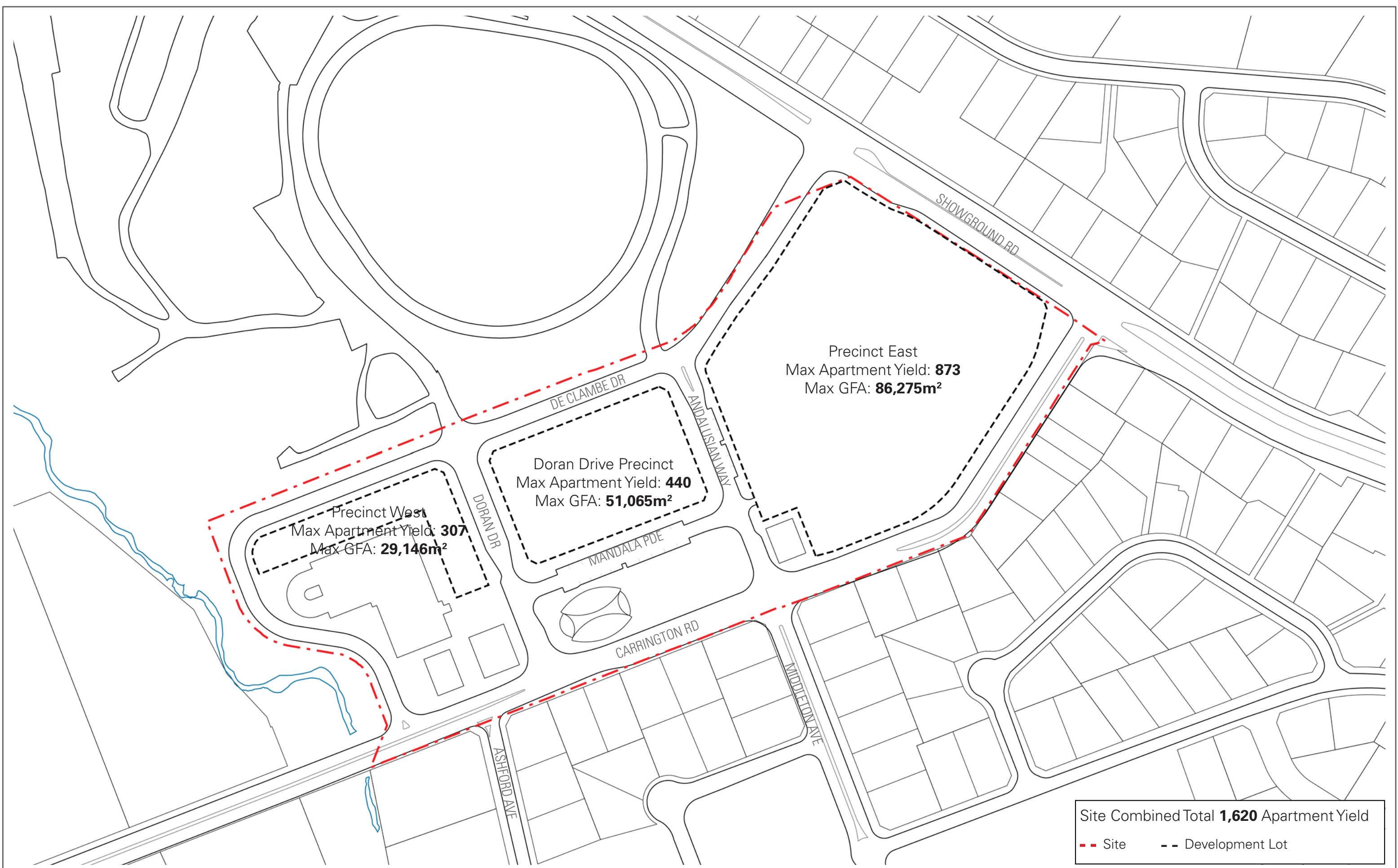
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| Rev | Description | By | Date | Project | Date | Drawn | Checked | Approved |
|-----|--|----|----------|-----------------------------------|----------------|-------|---------|----------|
| A | Revision based on comments from Landcom 27/10/2019 | DH | 29/10/19 | Hills Showground Station Precinct | 30/06/20 | DH | SA | LA |
| B | Revision based on comments from Client 29/10/2019 | DH | 01/11/19 | Drawing Title | CAD File | | | |
| C | Revision to Layout | DH | 06/04/20 | Site and Development Lots Plan | Revision | | | |
| D | Response to Submissions | DH | 80/06/20 | Scale | Drawing Number | | | |
| E | Precinct East Area change due to Road Widening | DH | 25/11/21 | 1:2000 @A3 | SK 01 | | | |
| F | Revision to Precinct East Development Lot Boundary | DH | 07/12/21 | | | | | |

02550100m





Site Combined Total **1,620** Apartment Yield

--- Site --- Development Lot

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COX

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Russell Lee no. 6367

| Rev | Description | By | Date |
|-----|--|----|----------|
| A | Dwelling Cap Per Precinct and Development Lot | DH | 07/04/20 |
| B | Response to Submissions | LF | 30/06/20 |
| C | Revision to Precinct East Development Lot Boundary | DH | 07/12/21 |
| | | | |
| | | | |

Project
Hills Showground Station Precinct

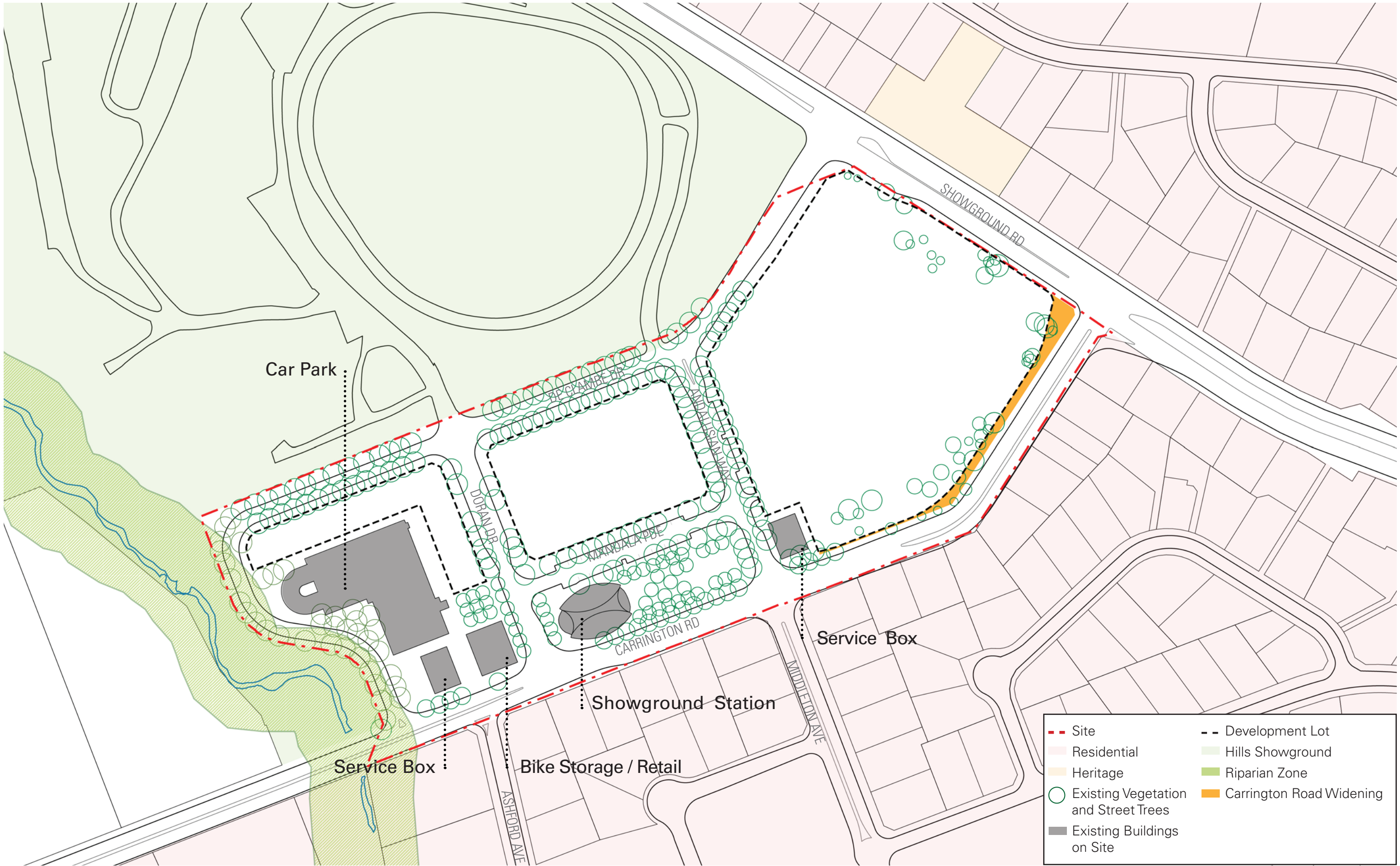
Drawing Title
Dwelling Capacity Plan

Scale
1:2000 @A3

0 25 50 100m

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| | | | |
|-------------------------|-------------|---------------|----------------|
| Date 30/06/20 | Drawn DH | Checked SA | Approved LA |
| CAD File | | | Revision |
| Drawing Number SK 02 | | | |



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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 |
| E | Removed demolished building and trees from plan | DH | 13/11/20 |
| F | Revision to Carrington Road Widening | DH | 25/11/21 |
| G | Revision to Precinct East Development Lot Boundary | DH | 07/12/21 |

Project
Hills Showground Station Precinct

Drawing Title
Existing Site Plan

Scale
1:2000 @A3

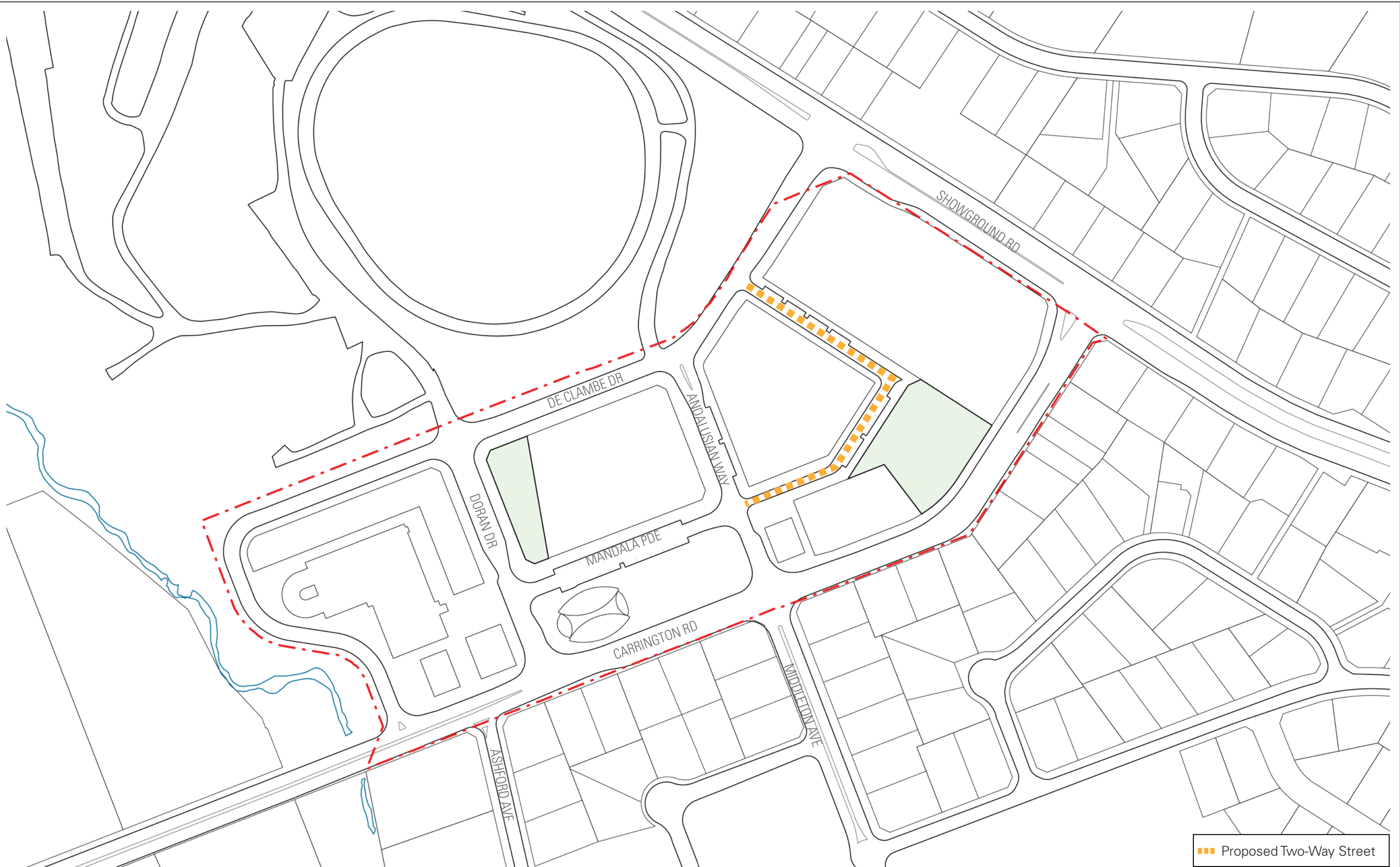
0 25 50 100m



| | | | |
|------------------|-------------|---------------|----------------|
| Date 30/06/20 | Drawn DH | Checked SA | Approved LA |
|------------------|-------------|---------------|----------------|

| | |
|----------|----------|
| CAD File | Revision |
|----------|----------|

| |
|-------------------------|
| Drawing Number SK 03 |
|-------------------------|



■ ■ ■ Proposed Two-Way Street

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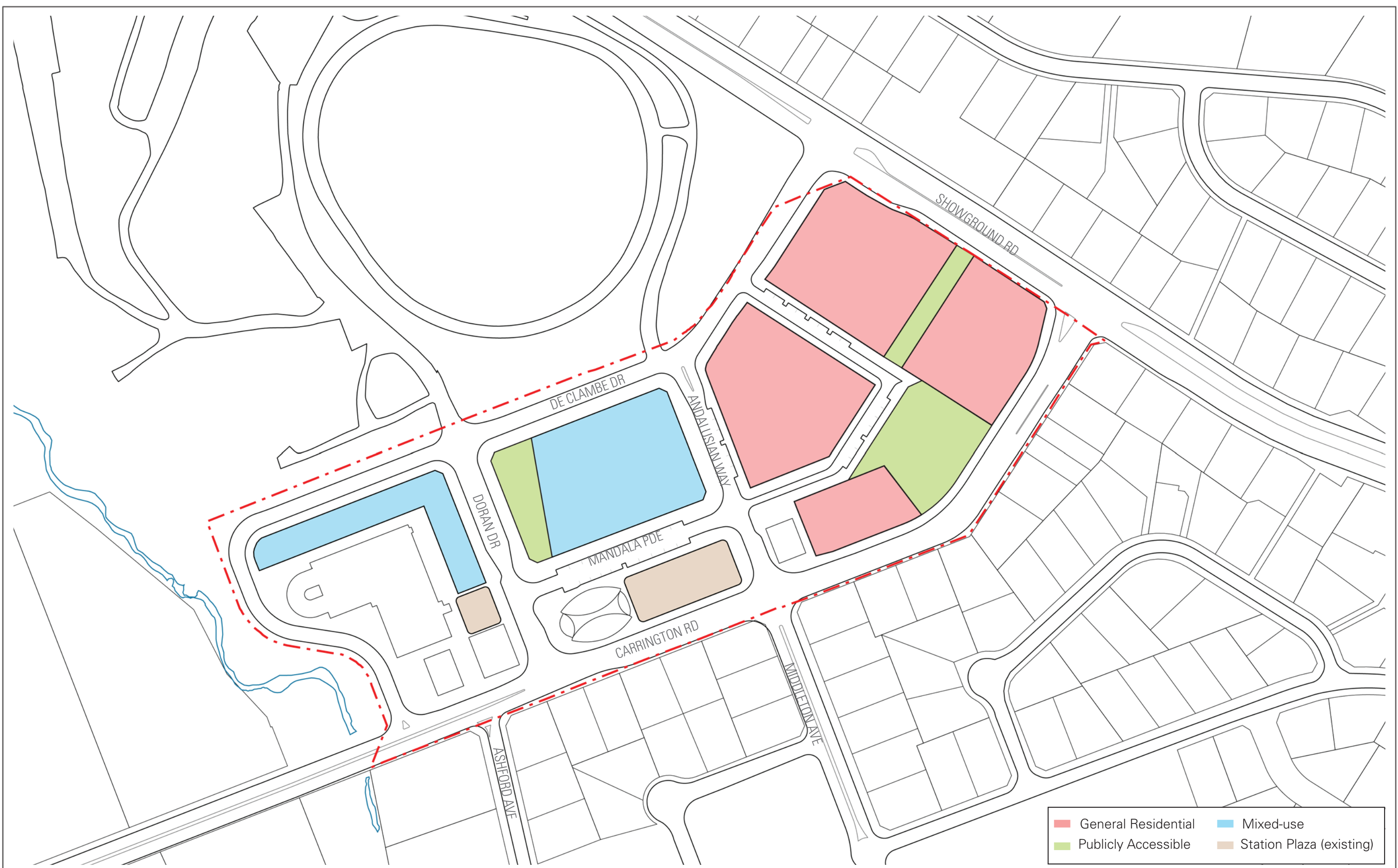
COX

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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 | 30/06/20 | LF | SA | LA |
| 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 | Road Hierarchy Plan | | | | |
| D | Response to Submissions | DH | 30/06/20 | Scale | Drawing Number | | | |
| F | Revision to Precinct East Development Lot Boundary and Change to Legend | DH | 07/12/21 | 1:2000 @A3 | SK 04 | | | |



General Residential

Publicly Accessible

Mixed-use

Station Plaza (existing)

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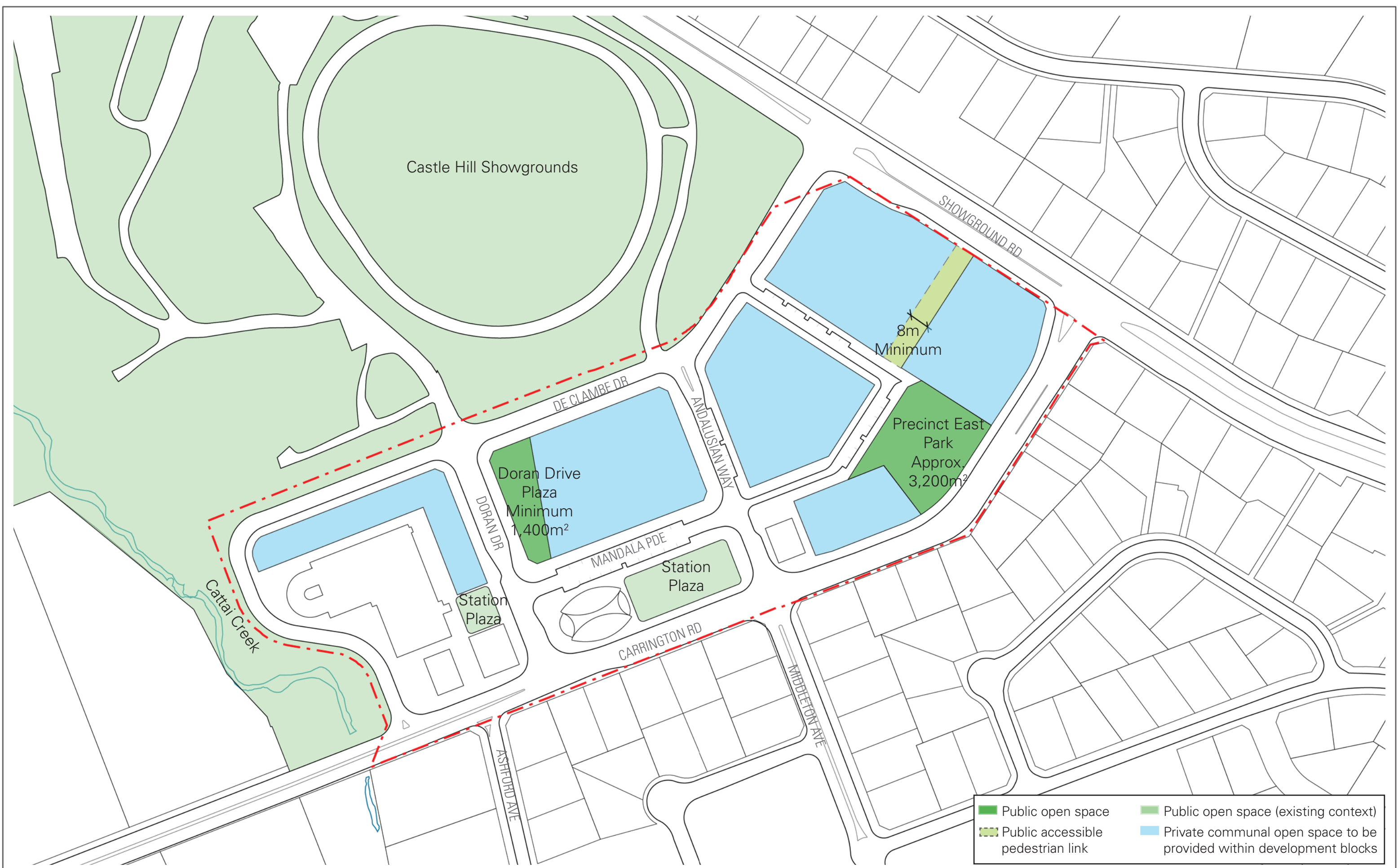
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| Rev | Description | By | Date | Project | Date | Drawn | Checked | Approved |
|-----|--|----|----------|-----------------------------------|----------------|-------|----------|----------|
| A | Revision based on comments from Landcom 27/10/2019 | DH | 29/10/19 | Hills Showground Station Precinct | 30/06/20 | DH | SA | LA |
| 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 | | | |
| E | Revision to Precinct East Development Lot Boundary | DH | 07/12/21 | 1:2000 @A3 | SK 05 | | | |

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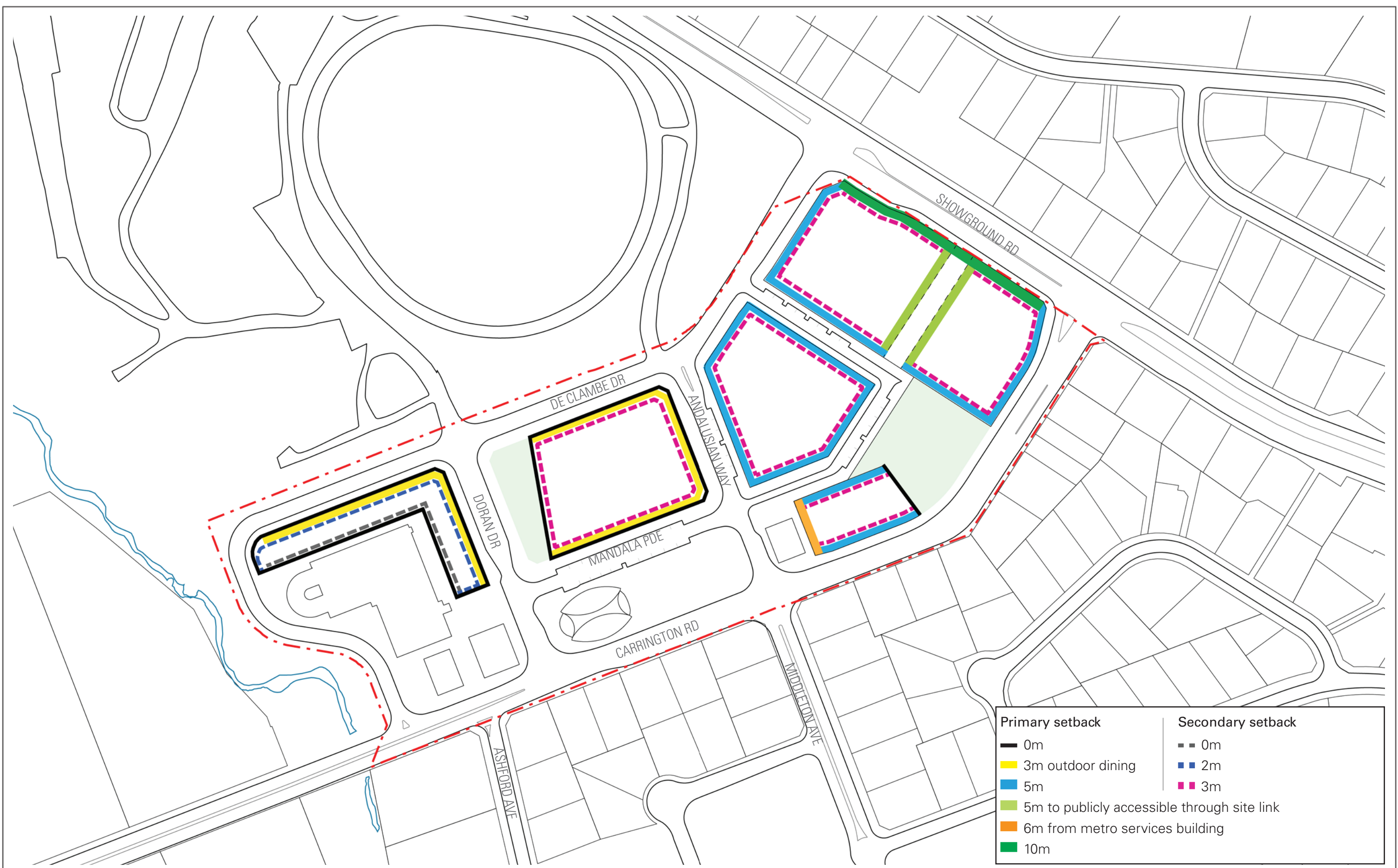
Nominated Architects
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| Rev | Description | By | Date | Project | Date | Drawn | Checked | Approved |
|-----|--|----|----------|-----------------------------------|----------------|-------|----------|----------|
| A | Revision based on comments from Landcom 27/10/2019 | DH | 29/10/19 | Hills Showground Station Precinct | 30/06/20 | LF | SA | LA |
| 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 | Open Space Plan | | | | |
| D | Response to Submissions | DH | 30/06/20 | Scale | Drawing Number | | | |
| E | Revision to Open Space Area due to Road Widening | DH | 25/11/21 | 1:2000 @A3 | SK 06 | | | |
| F | Revision to Precinct East Development Lot Boundary | DH | 07/12/21 | | | | | |

0 25 50 100m

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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 |
| C | Revision to Layout | DH | 06/04/20 |
| D | Response to Submissions | DH | 30/06/20 |
| E | Revision to Setback due to Carrington Road Widening | DH | 25/11/21 |
| F | Revision Precinct East Development Boundary & Setbacks | DH | 07/12/21 |

Project
Hills Showground Station Precinct

Drawing Title
Setbacks Plan

Scale
1:2000 @A3

Date
30/06/20

Drawn
DH

Checked
SA


Approved
LA

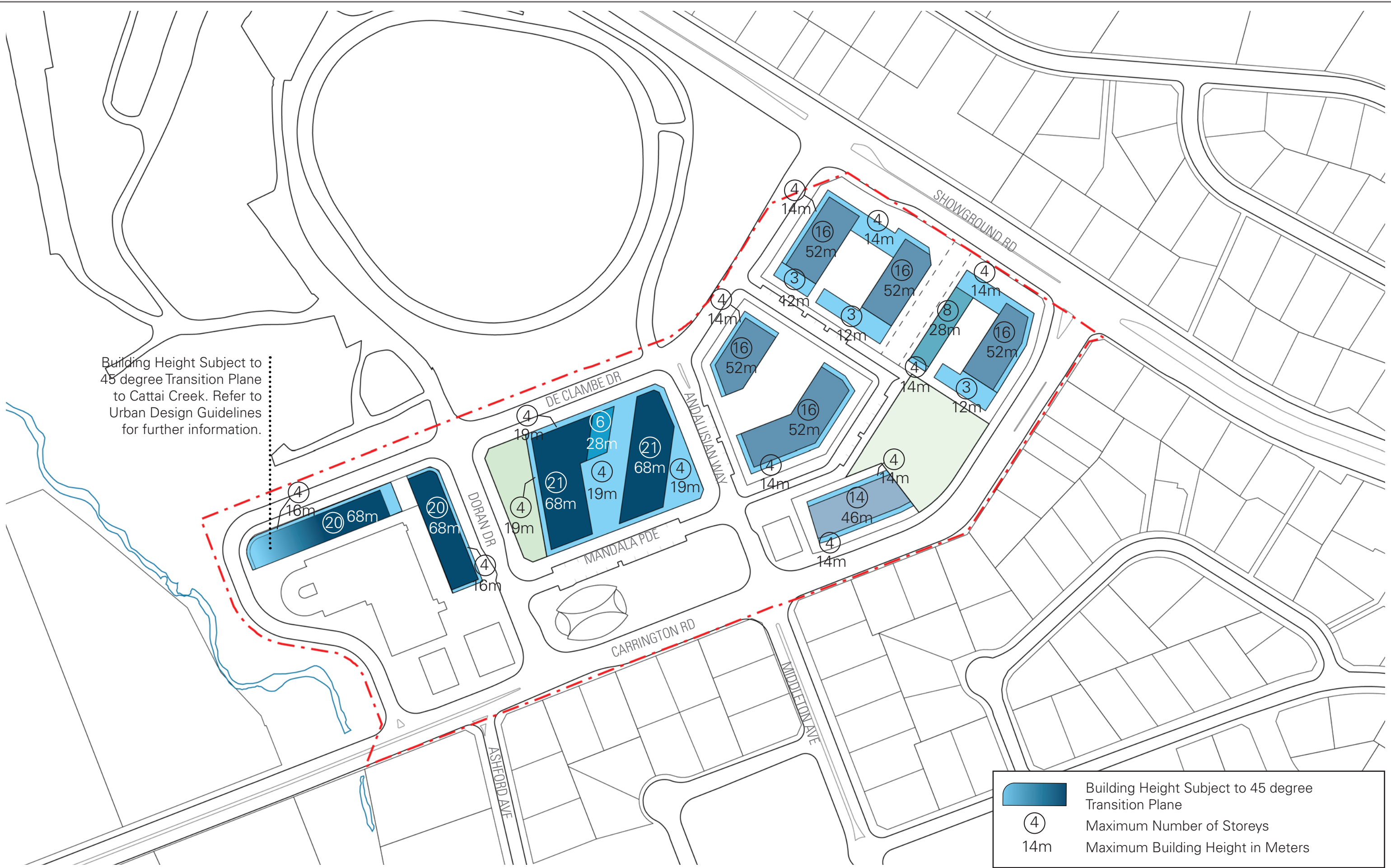
CAD File


Drawing Number
SK 07


Revision


02550100m

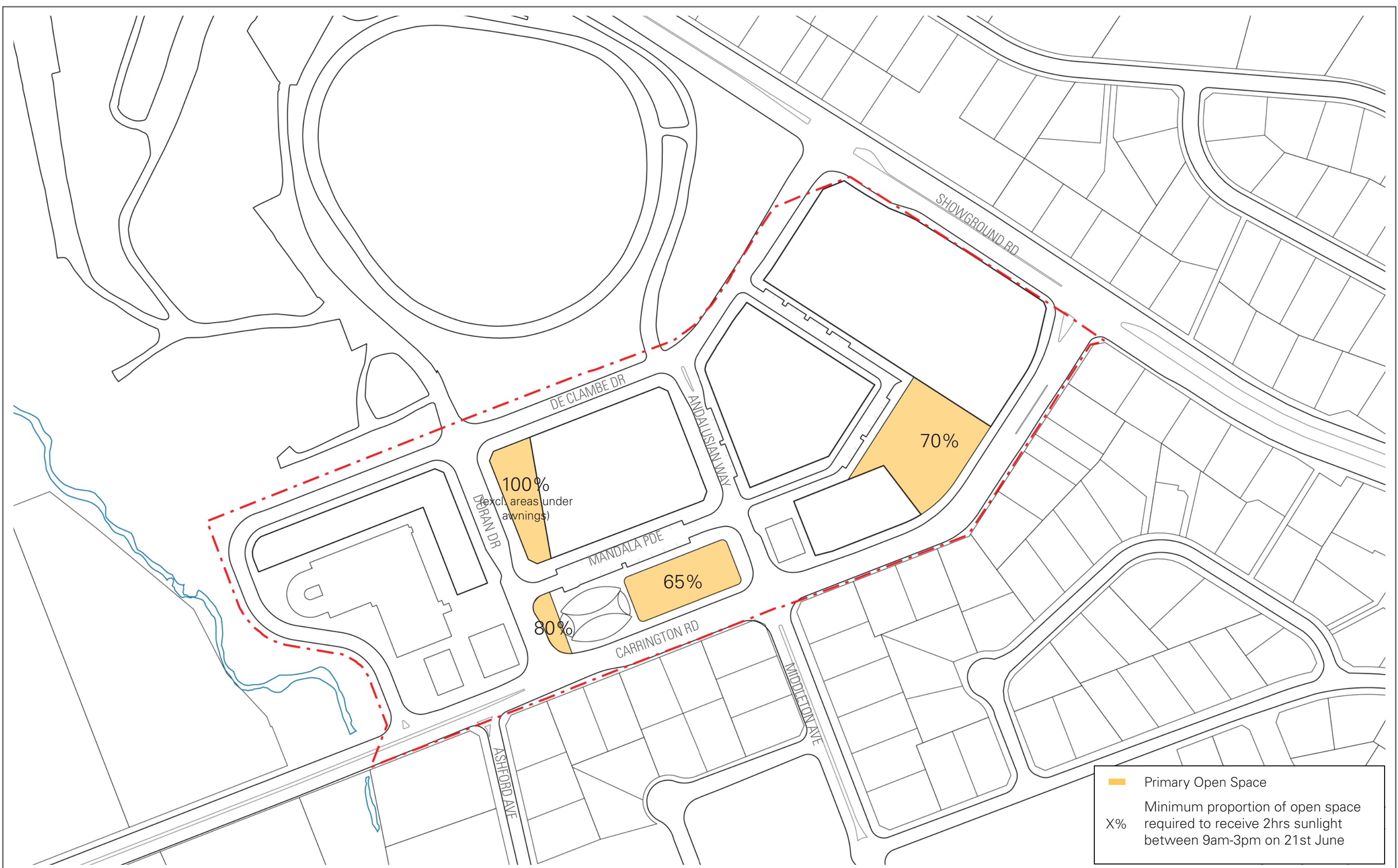




 Building Height Subject to 45 degree Transition Plane

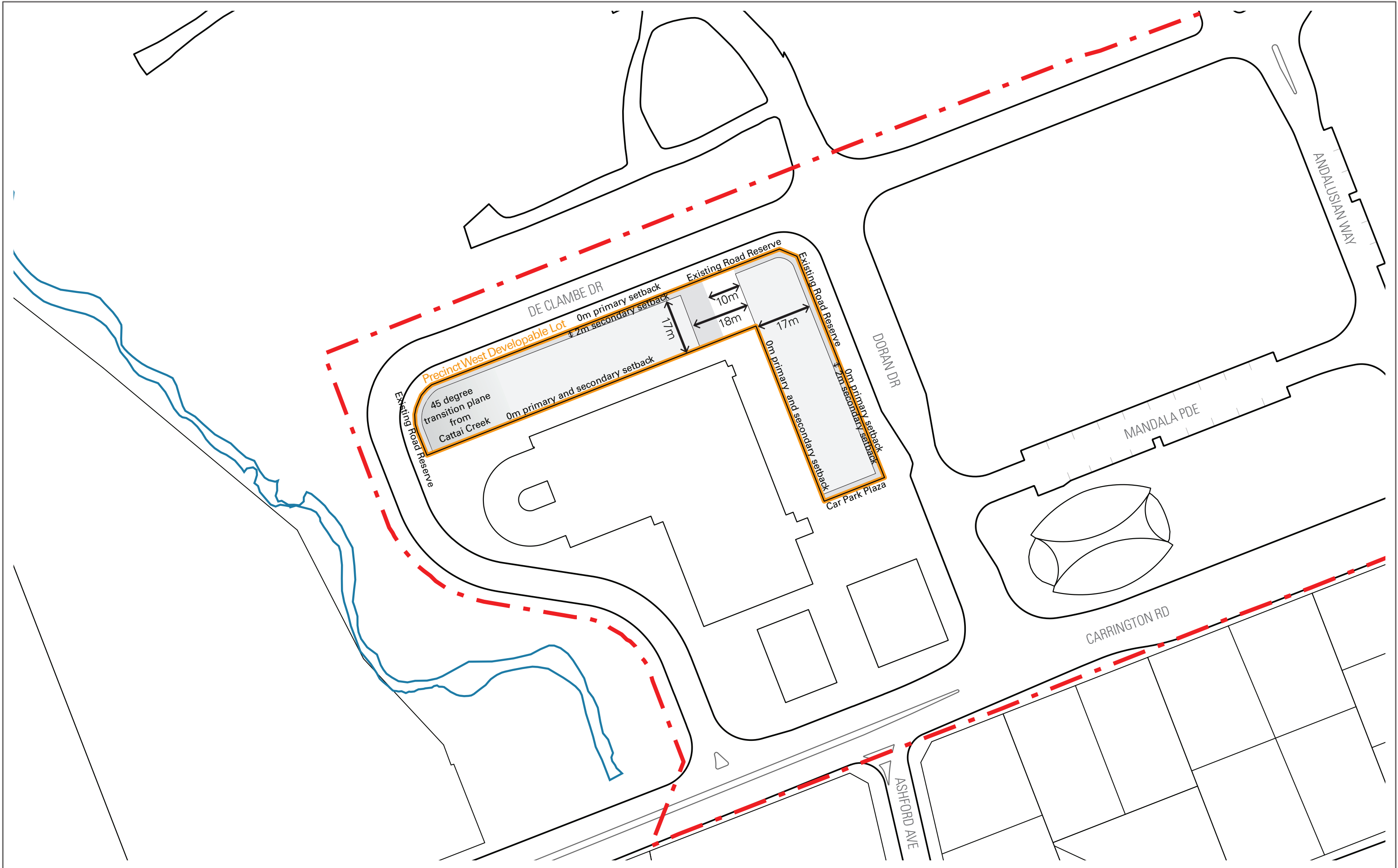
 Maximum Number of Storeys

 Maximum Building Height in Meters

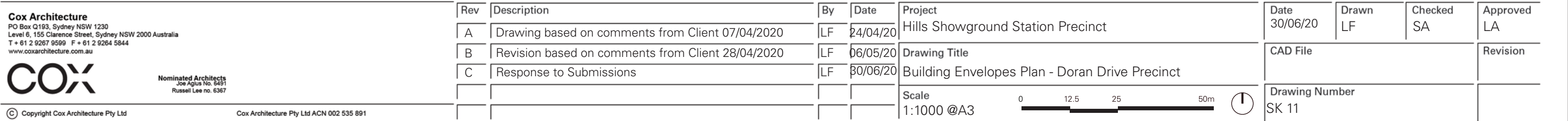


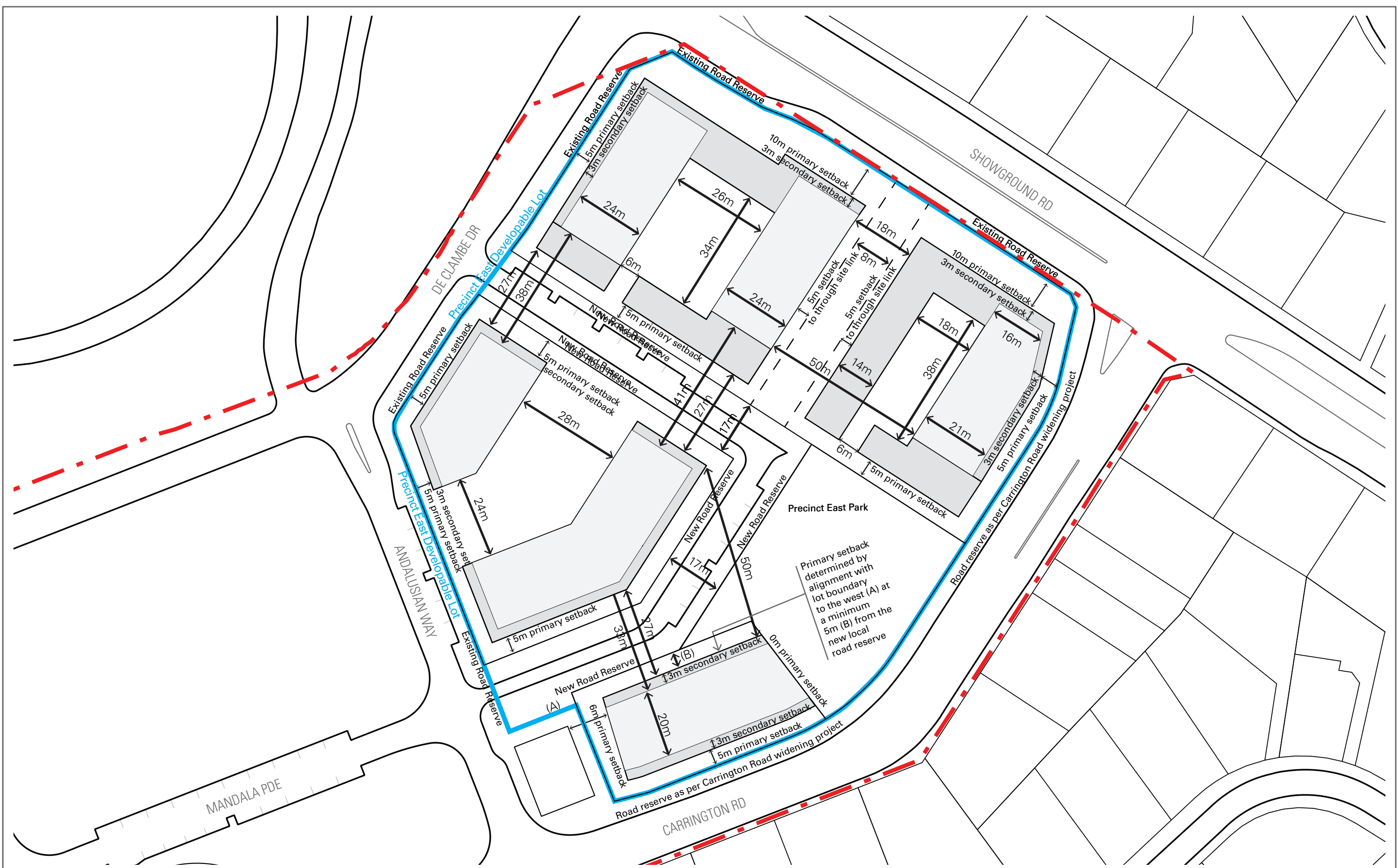
Primary Open Space

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



| | | | | | | | | | |
|--|-----|---|----|----------|---|----------------|-------|----------|----------|
| <div><div>Cox Architecture</div><div>PO Box Q193, Sydney NSW 1230 Level 6, 155 Clarence Street, Sydney NSW 2000 Australia T + 61 2 9267 9599 F + 61 2 9264 5844 www.coxarchitecture.com.au</div><div><div>COX</div><div>Nominated Architects Joe Agius No. 6491 Russell Lee no. 6367</div></div></div> <div>© Copyright Cox Architecture Pty Ltd</div> | Rev | Description | By | Date | Project | Date | Drawn | Checked | Approved |
| | 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 - Precinct West | Drawing Number | | SK 10 | |
| | | | | | Scale 1:1000 @A3 | 0 12.5 25 50m | | | |





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|-----|--|----|----------|
| A | Drawing based on comments from Client 07/04/2020 | LF | 24/04/20 |
| B | Revision based on comments from Client 28/04/2020 | LF | 06/05/20 |
| C | Response to Submissions | LF | 30/06/20 |
| D | Revision of Townhouse Apartment Setbacks | DH | 09/11/20 |
| E | Revision to Setback due to Carrington Road Widening | DH | 25/11/21 |
| F | Revision Precinct East Development Boundary & Built Form | DH | 07/12/21 |
| G | Revision Building R Envelope Widths | DH | 15/12/21 |

Project

Hills Showground Station Precinct

Drawing Title

Building Envelopes Plan - Precinct East

Scale

1:1000 @A3

0

12.5

25

50m

Date

30/06/20

Drawn

LF

Checked

SA

Approved

LA

CAD File

Drawing Number

SK 12

Revision