


- - 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

© Copyright Cox Architecture Pty Ltd


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

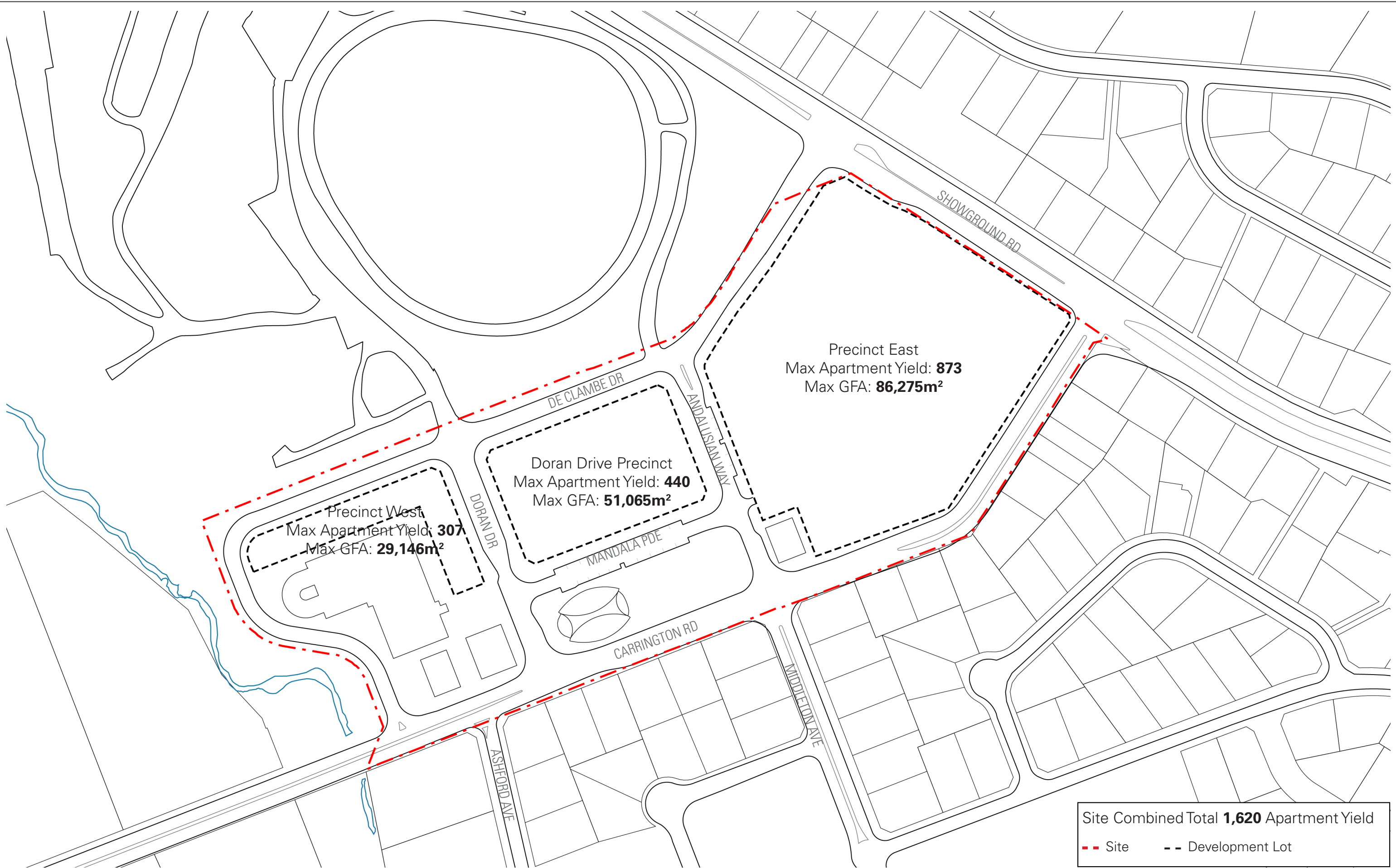
Drawing Title
Site and Development Lots Plan

Scale
1:2000 @A3

02550100m



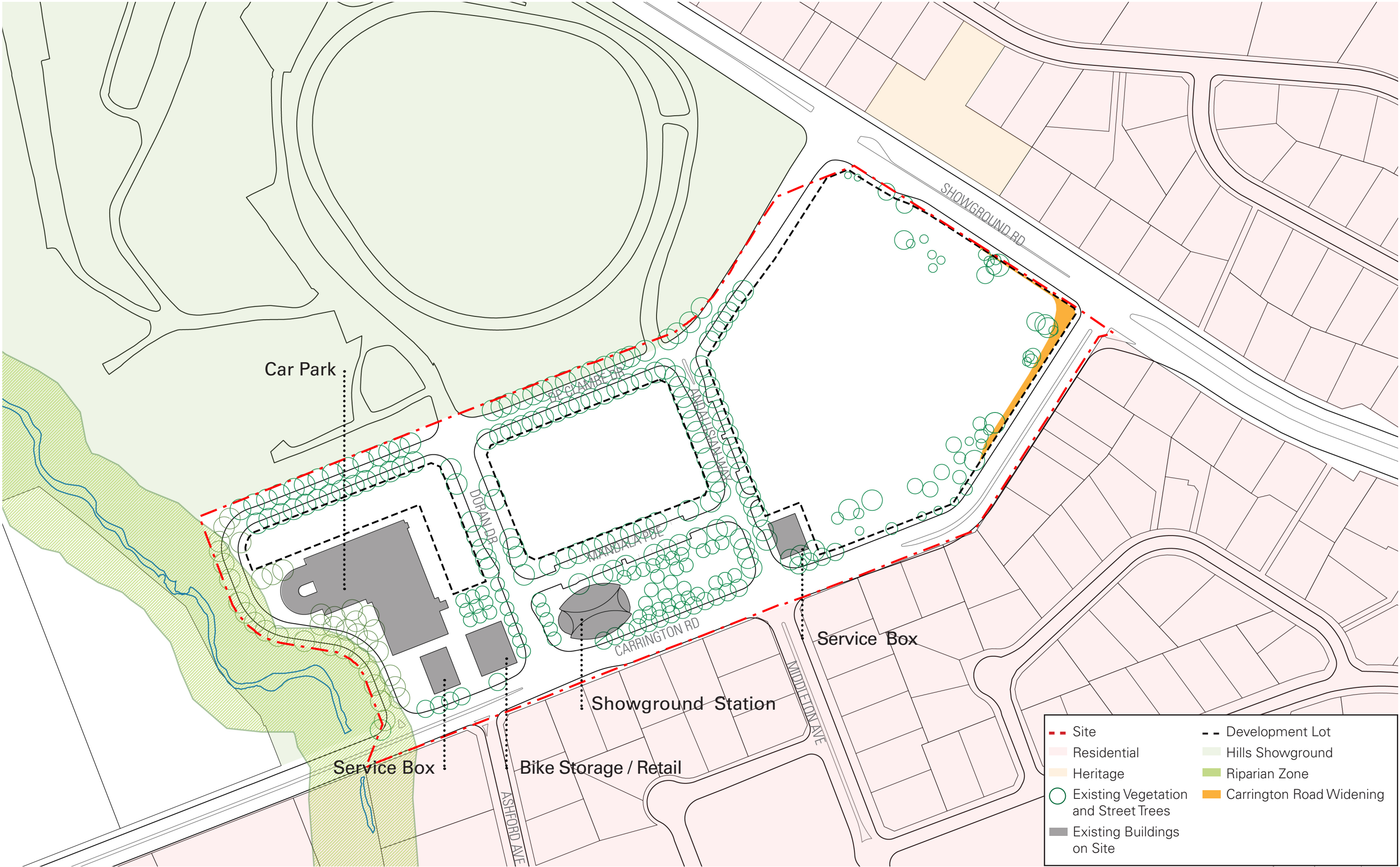
Date 30/06/20	Drawn DH	Checked SA	Approved LA
CAD File			Revision
Drawing Number SK 01			



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

--- 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

© Copyright Cox Architecture Pty Ltd

Cox Architecture Pty Ltd ACN 002 535 891

Rev	Description
A	Revision based on comments from Landcom 27/10/2019
B	Revision based on comments from Client 29/10/2019
C	Revision to Layout
D	Response to Submissions
E	Removed demolished building and trees from plan

By	Date
DH	29/10/19
DH	01/11/19
DH	06/04/20
DH	30/06/20
DH	13/11/20

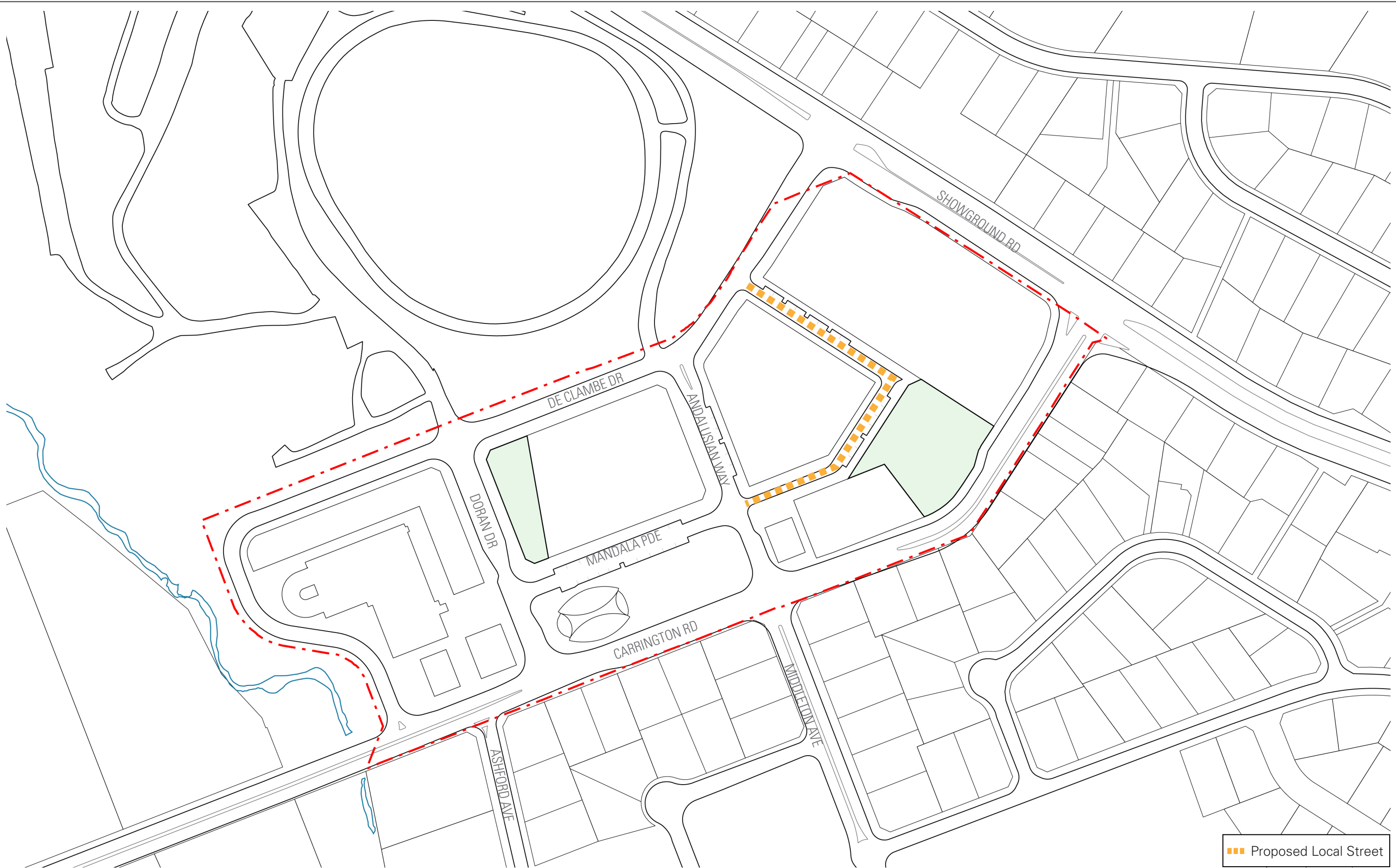
Project
Hills Showground Station Precinct

Drawing Title
Existing Site Plan

Scale
1:2000 @A3



Date	Drawn	Checked	Approved
30/06/20	DH	SA	LA
CAD File			Revision
Drawing Number			SK 03



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

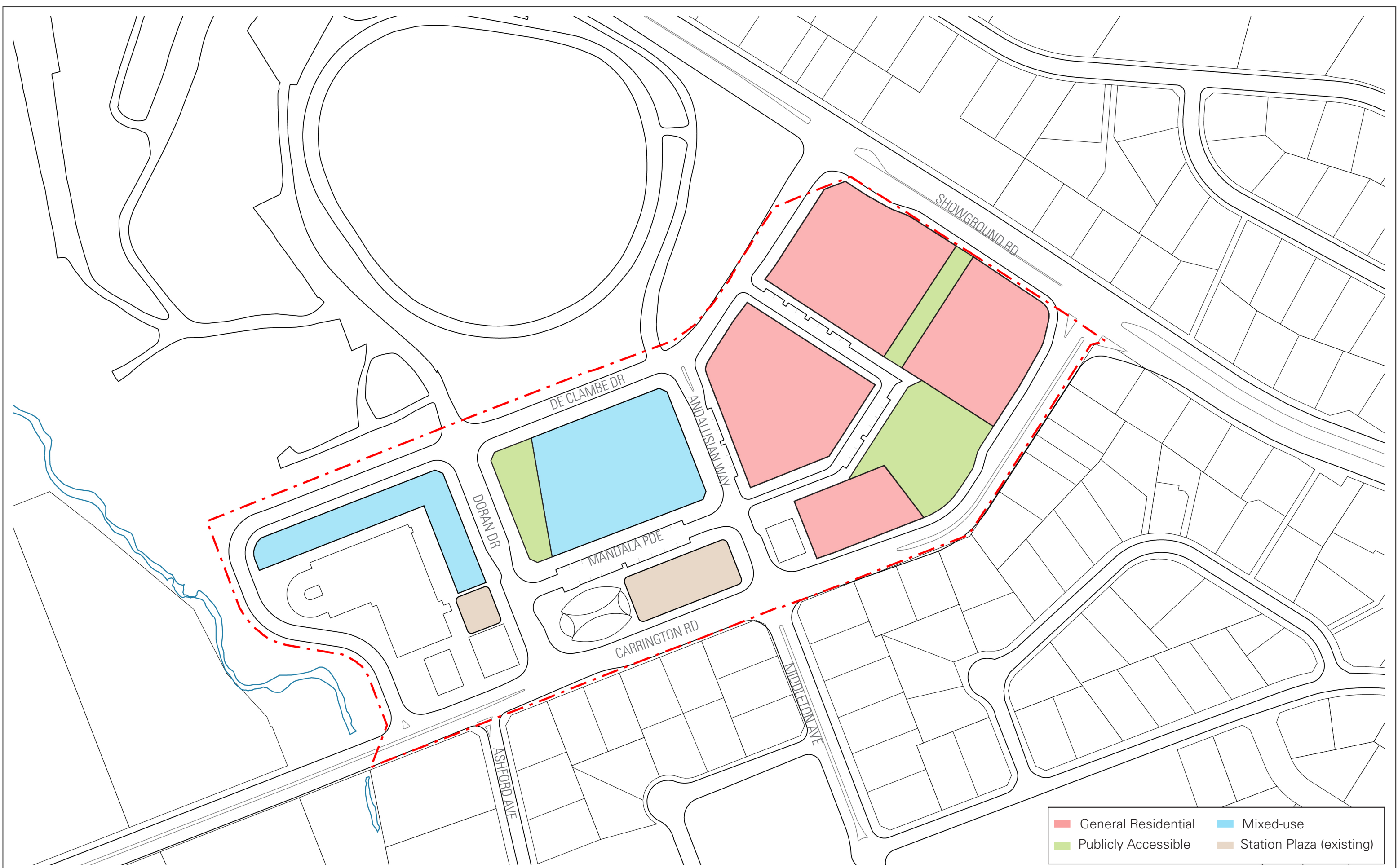
COX
Nominated Architects
Joe Agius No. 6491
Russell Lee no. 6367

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
C	Revision to Layout	DH	06/04/20
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							




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

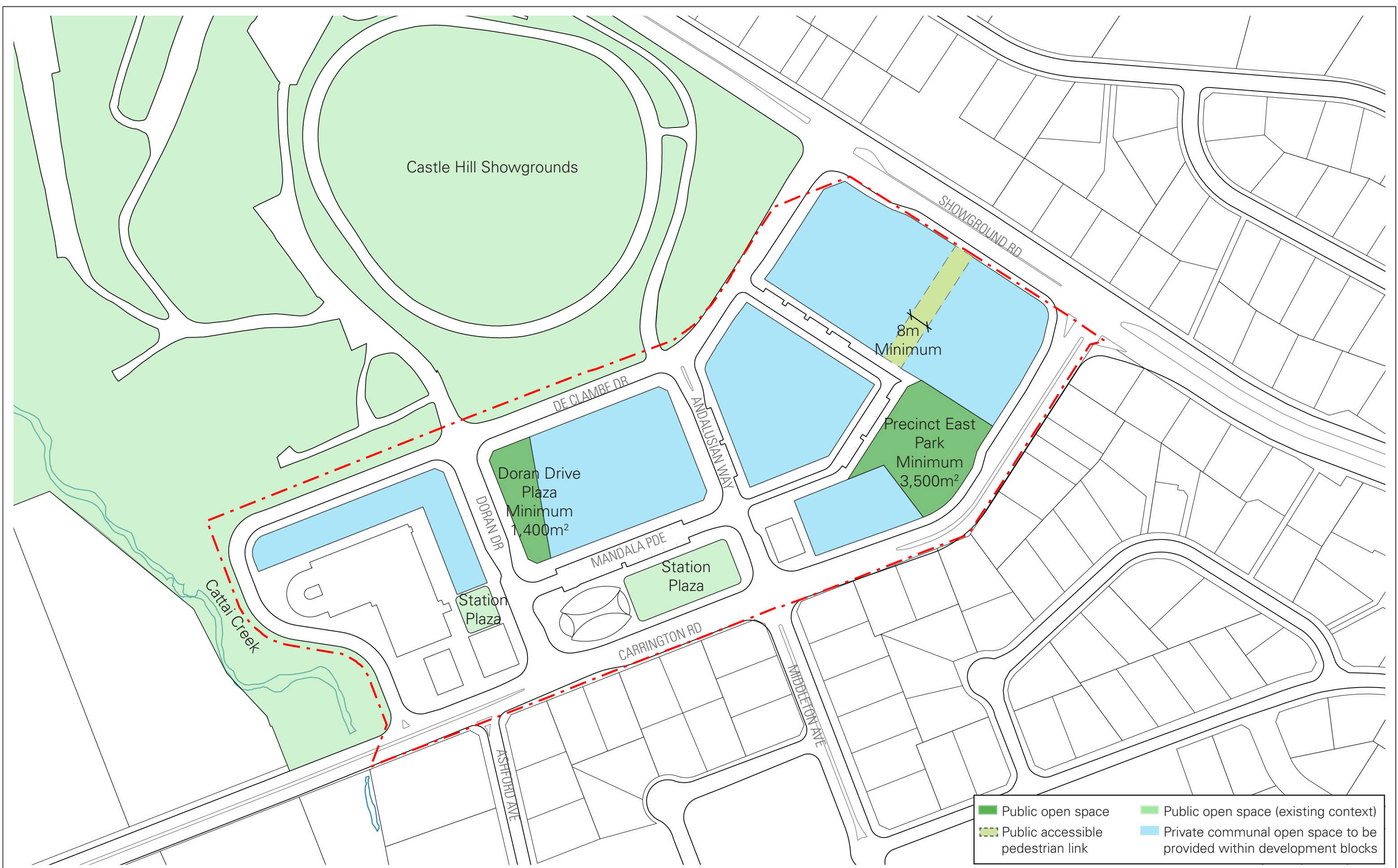


Nominated Architects
Joe Agius No. 6491
Russell Lee no. 6367

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			
				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

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

COX

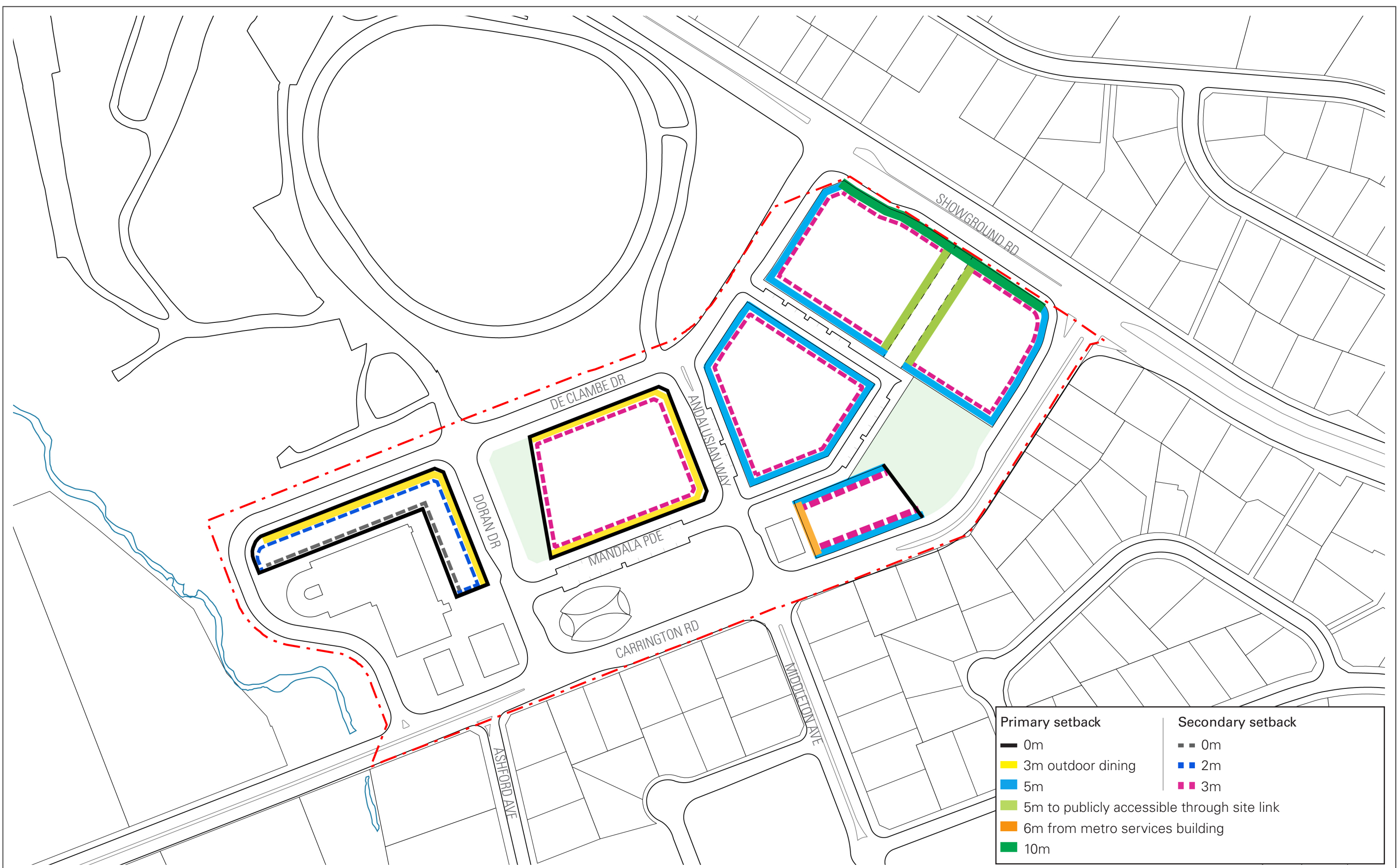
Nominated Architects
Joe Agius No. 6491
Russell Lee no. 6367

© Copyright Cox Architecture Pty Ltd

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			
				1:2000 @A3	SK 06			

0 25 50 100m

Scale

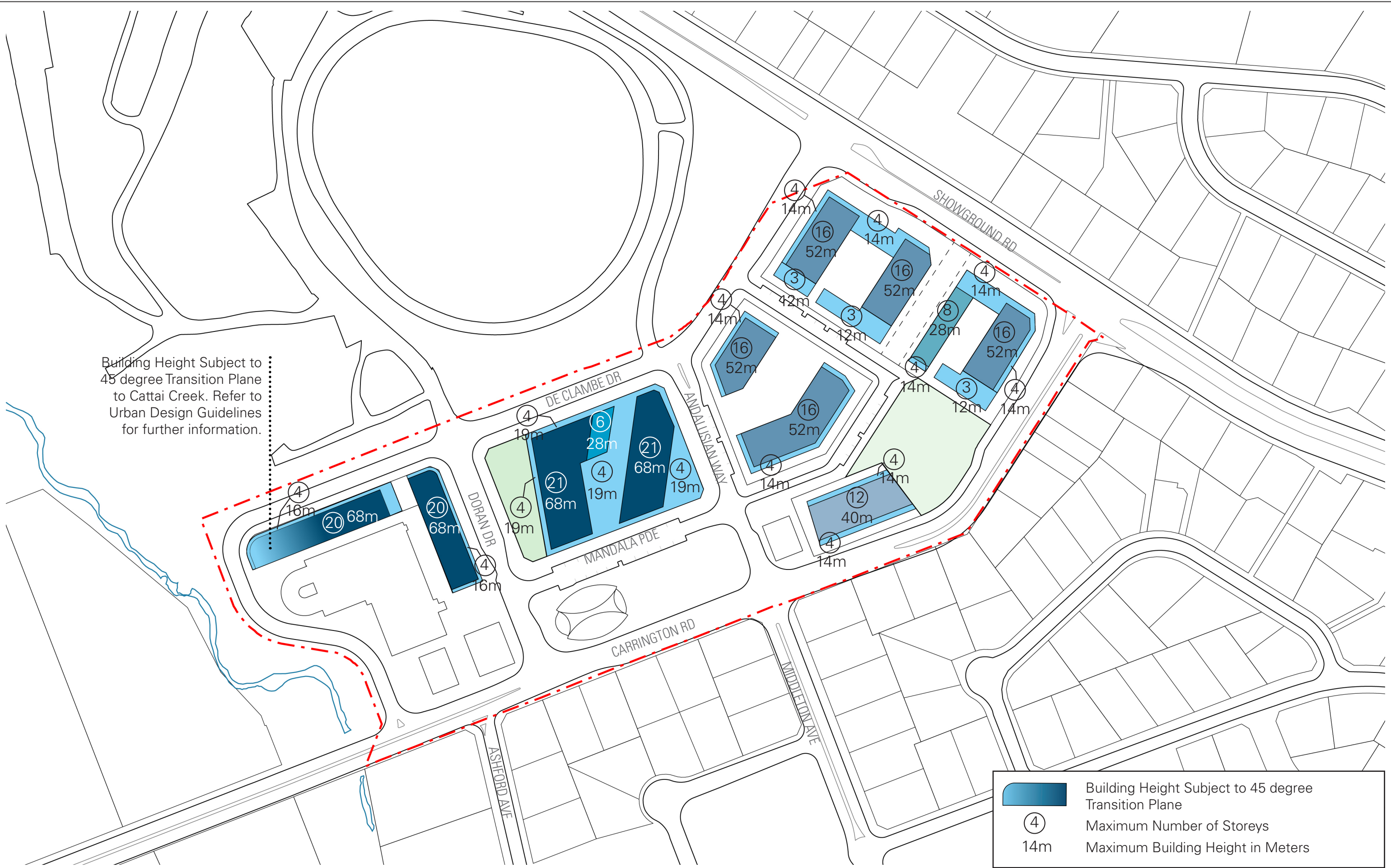



Primary setback


- 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

 Maximum Building Height in Meters

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

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

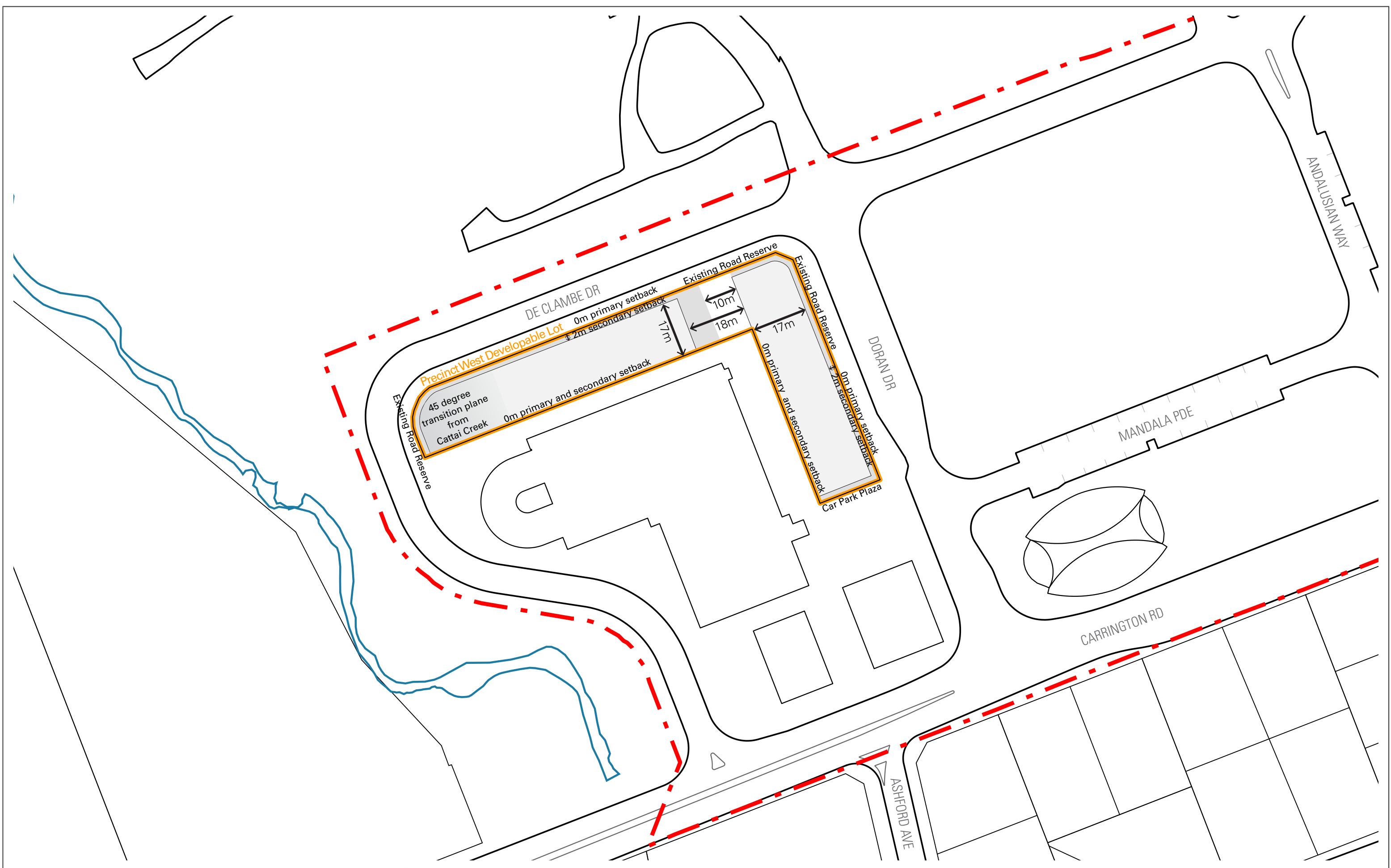
Rev	Description	By	Date
A	Revision based on comments from Landcom 27/10/2019	DH	29/10/19
B	Revision based on comments from Client 29/10/2019	DH	01/11/19
C	Revision to Layout	DH	06/04/20
D	Response to Submissions	DH	30/06/20
E	Addition of Building heights in meters & Townhouse revision	DH	28/10/20

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



Date	30/06/20	Drawn	DH	Checked	SA	Approved	LA
CAD File						Revision	
Drawing Number						SK 08	





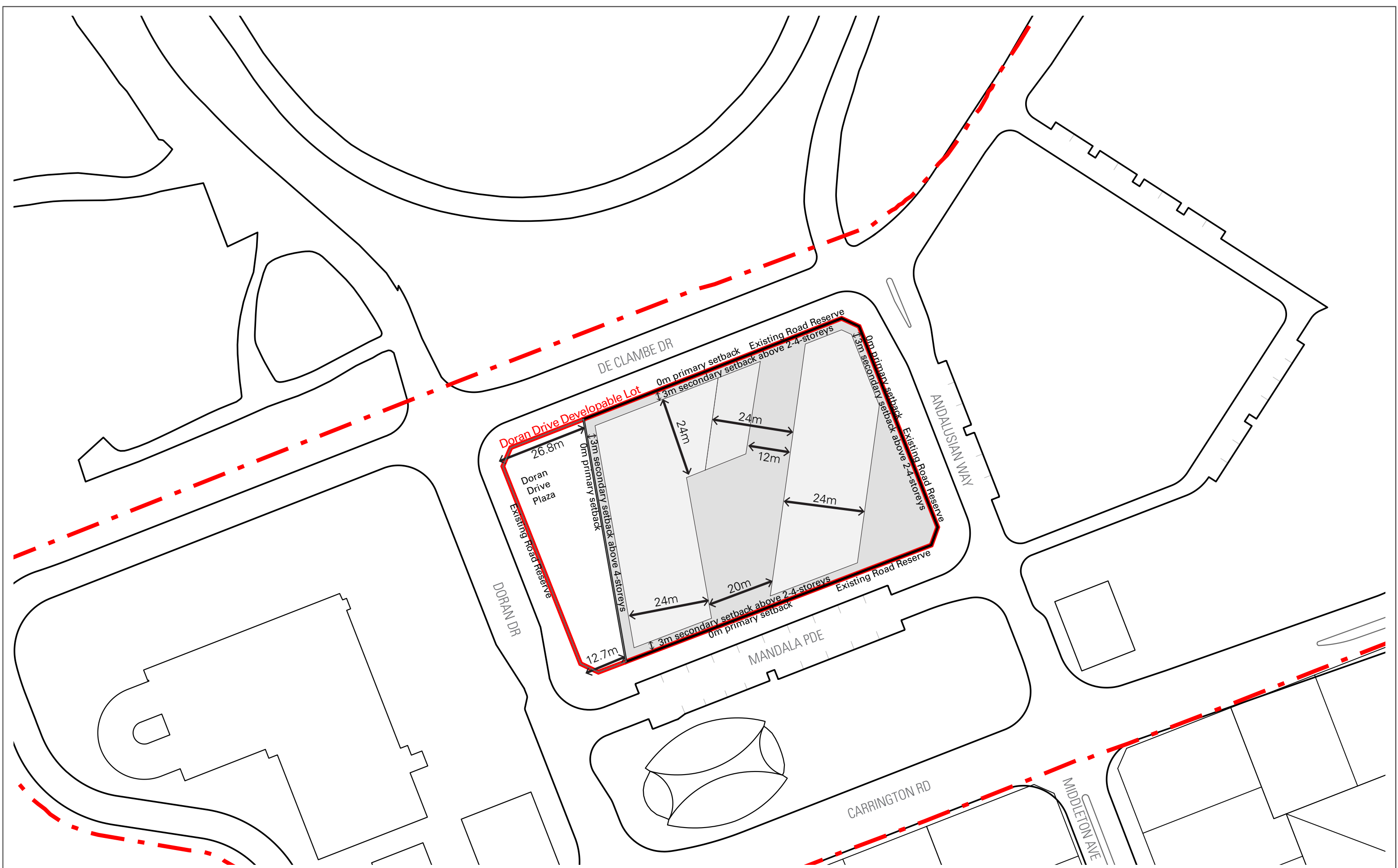
Cox Architecture
PO Box Q193, Sydney NSW 1230
Level 6, 155 Clarence Street, Sydney NSW 2000 Australia
T + 61 2 9267 9599 F + 61 2 9264 5844
www.coxarchitecture.com.au

COX

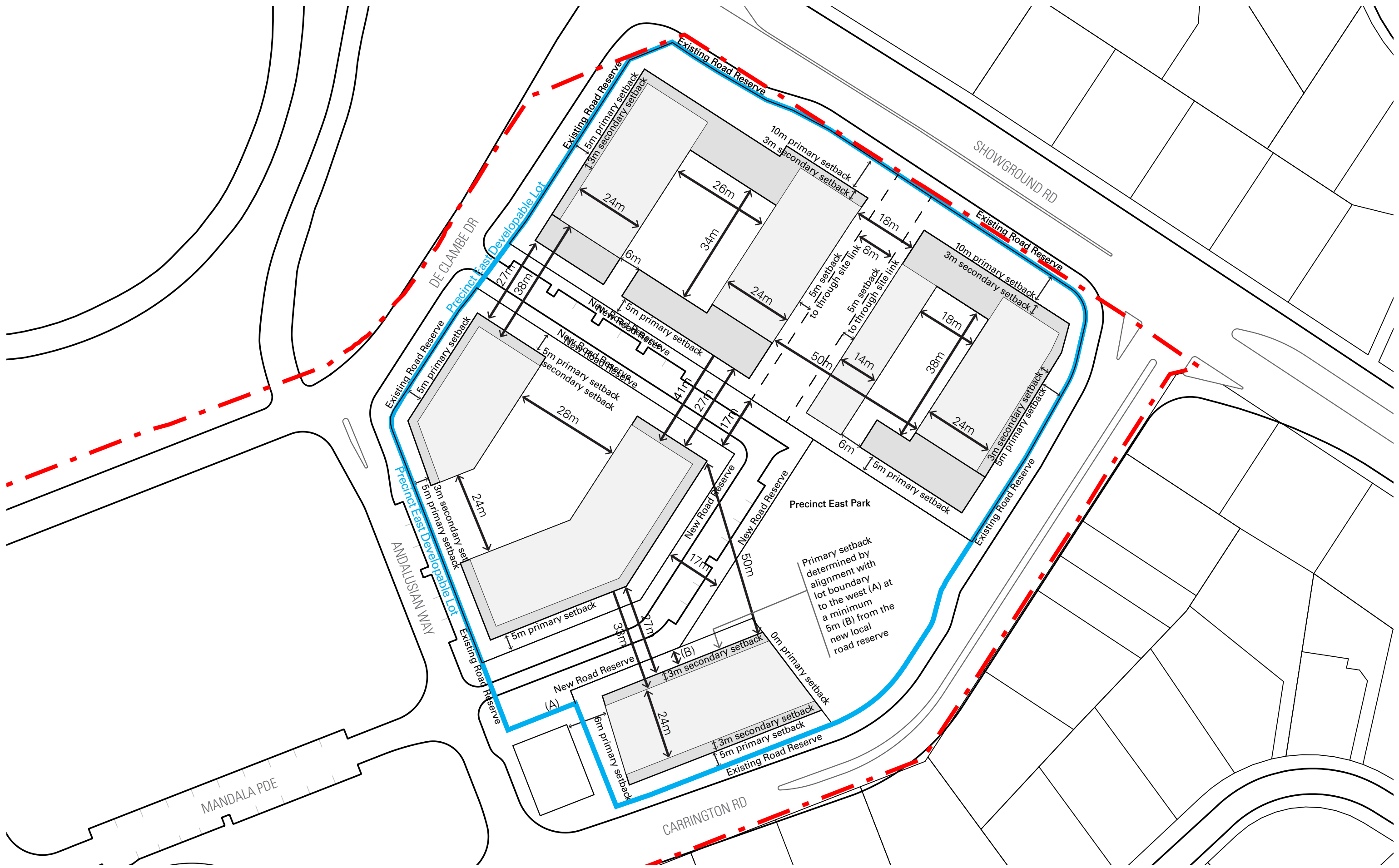
Nominated Architects
Joe Agius No. 6491
Russell Lee no. 6367

© Copyright Cox Architecture Pty Ltd

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	0 12.5 25 50m			
				1:1000 @A3				



<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 - Doran Drive Precinct	Drawing Number		SK 11	
					Scale	0 12.5 25 50m			
					1:1000 @A3				



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

COX

Nominated Architects

Joe Agius No. 6491

Russell Lee no. 6367

© Copyright Cox Architecture Pty Ltd

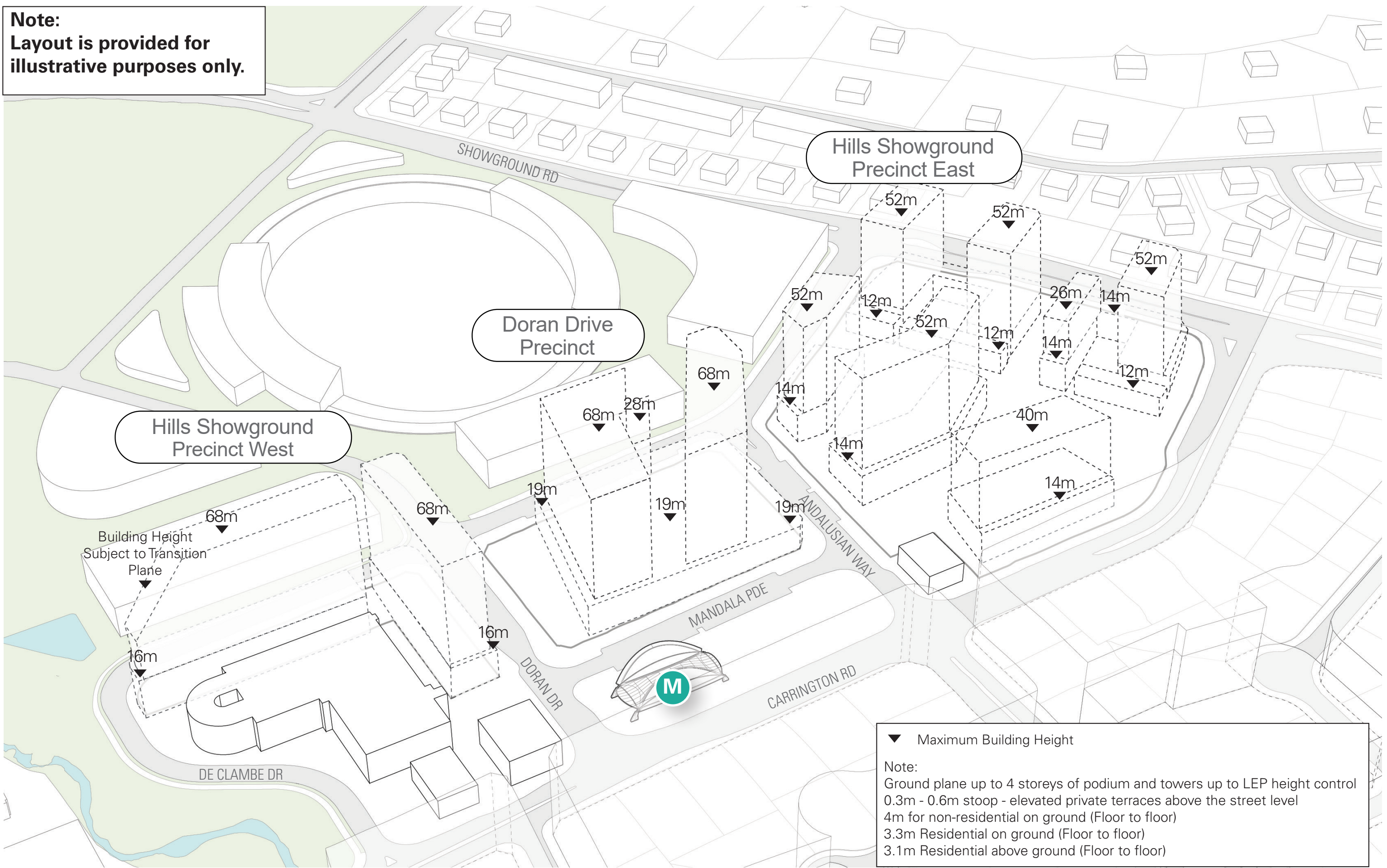
Cox Architecture Pty Ltd ACN 002 535 891

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 East	Drawing Number		SK 12	
D	Revision of Townhouse Apartment Setbacks	DH	09/11/20	Scale	0 12.5 25 50m			
				1:1000 @A3				

Note:
Layout is provided for
illustrative purposes only.



Note:
Layout is provided for
illustrative purposes only.



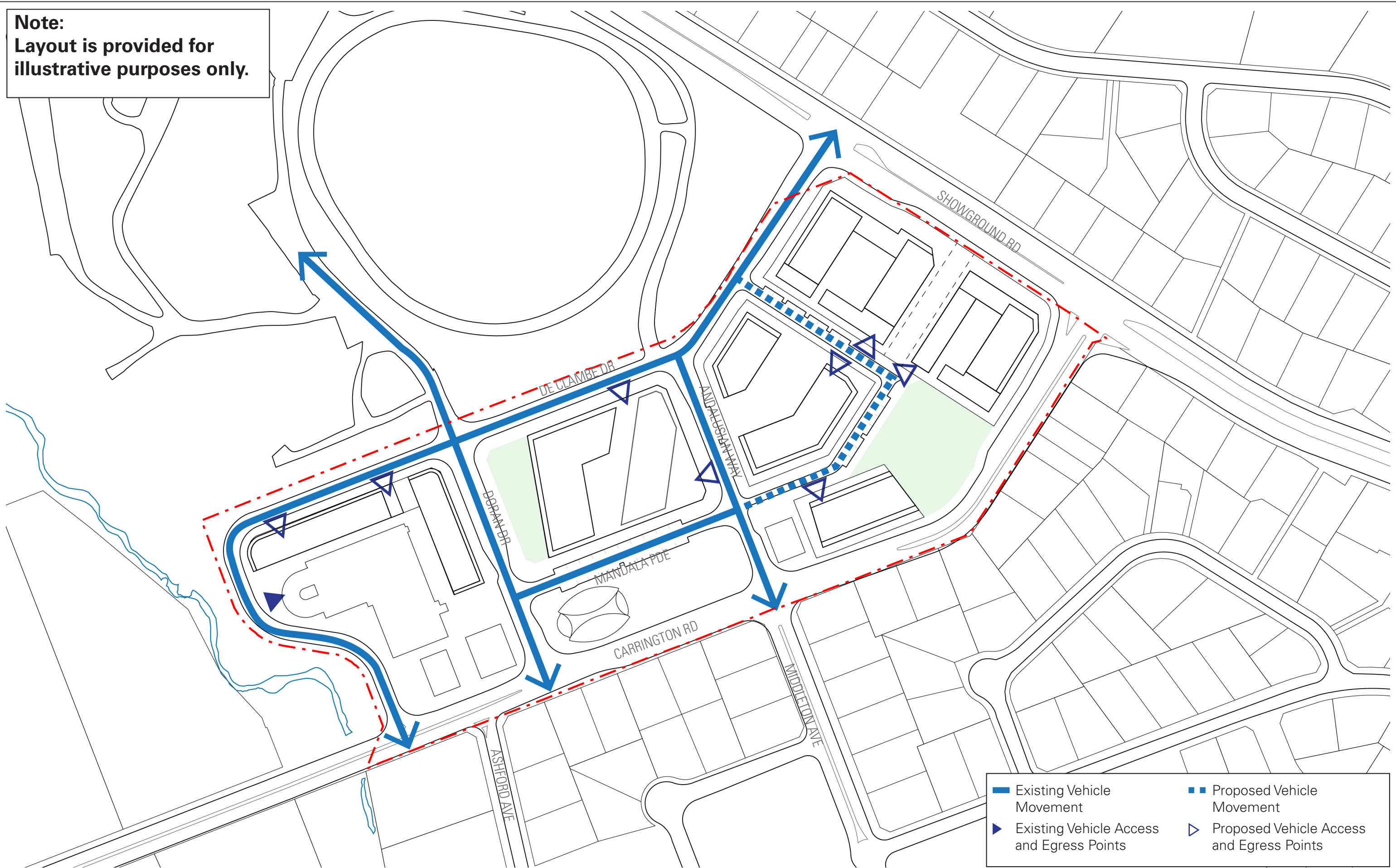
Cox Architecture
PO Box Q193, Sydney NSW 1230
Level 6, 155 Clarence Street, Sydney NSW 2000 Australia
T + 61 2 9267 9599 F + 61 2 9264 5844
www.coxarchitecture.com.au



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

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	Building Envelope Heights Plan				
D	Response to Submissions	DH	30/06/20	Scale	Drawing Number			
				Not to Scale	SK 13			

Note:
Layout is provided for illustrative purposes only.



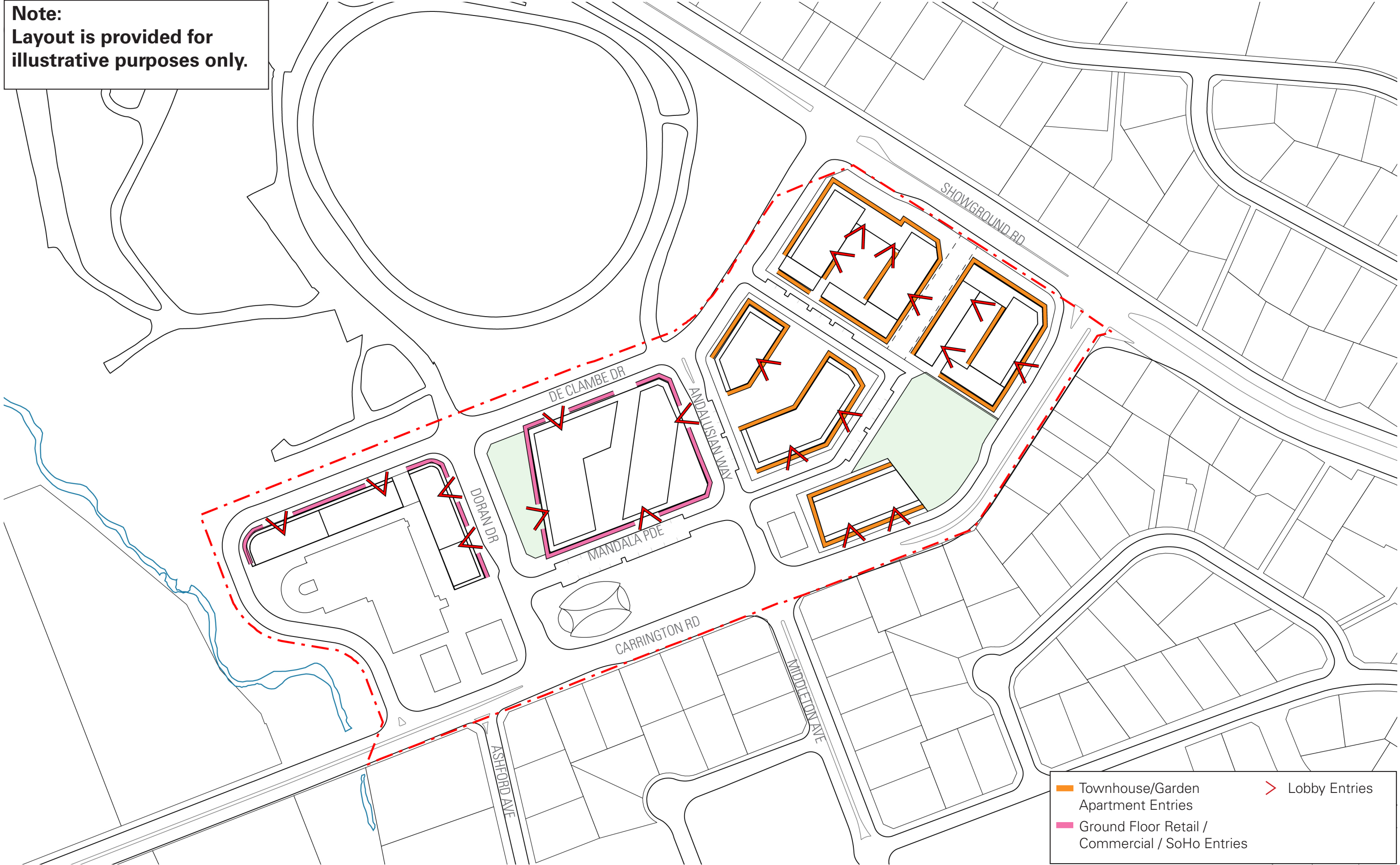
Existing Vehicle Movement

Existing Vehicle Access and Egress Points

Proposed Vehicle Movement

Proposed Vehicle Access and Egress Points

Note:
Layout is provided for illustrative purposes only.



Townhouse/Garden
Apartment Entries

Lobby Entries

Ground Floor Retail /
Commercial / SoHo Entries

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

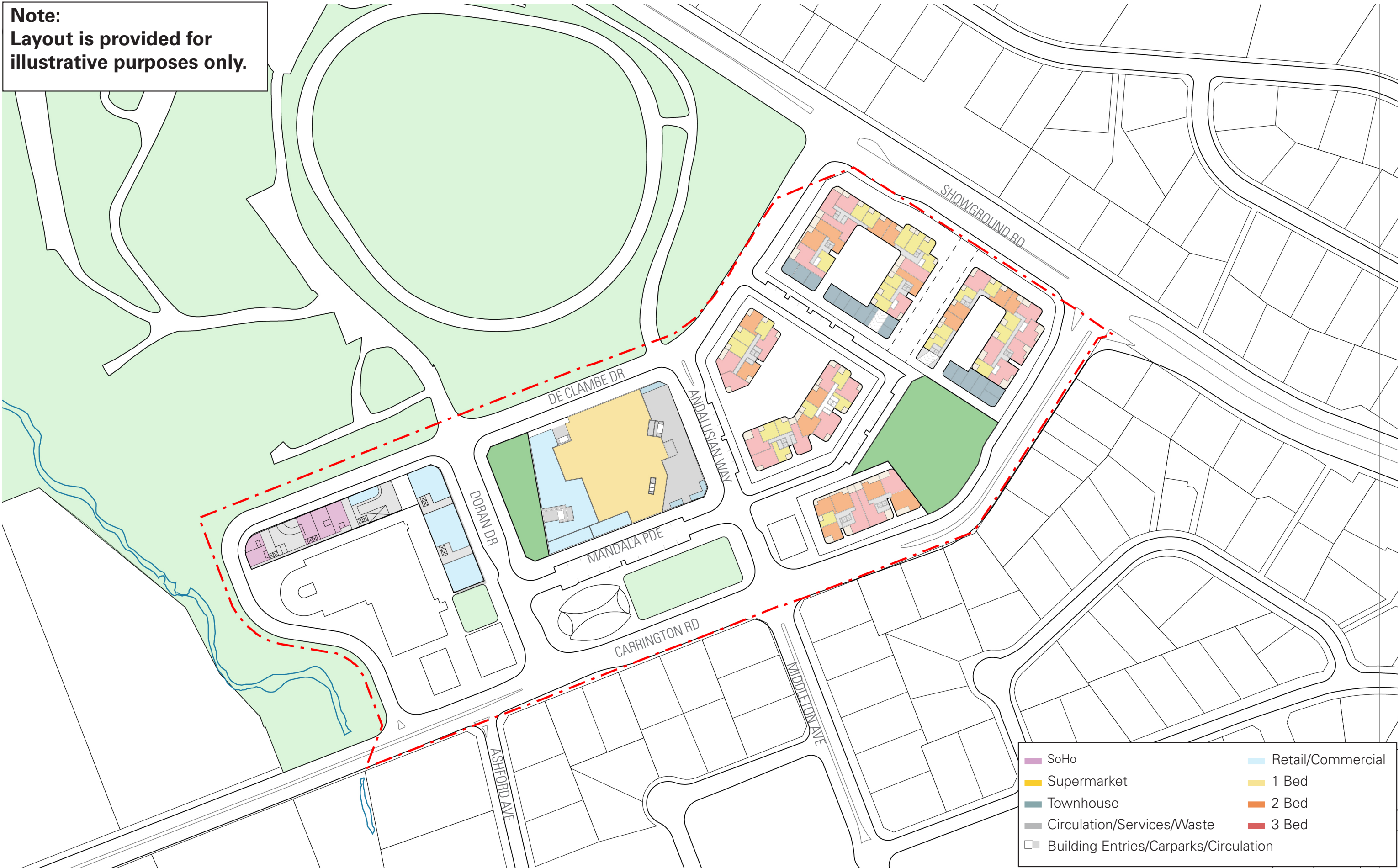
Rev	Description	By	Date
A	Revision based on comments from Landcom 27/10/2019	DH	29/10/19
B	Revision based on comments from Client 29/10/2019	DH	01/11/19
C	Revision to Layout	DH	06/04/20
D	Response to Submissions	DH	30/06/20
E	Revision of Townhouse Apartment Setbacks	DH	09/11/20

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:
Layout is provided for illustrative purposes only.



SoHo

Supermarket

Townhouse

Circulation/Services/Waste

Building Entries/Carparks/Circulation

Retail/Commercial

1 Bed

2 Bed

3 Bed

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

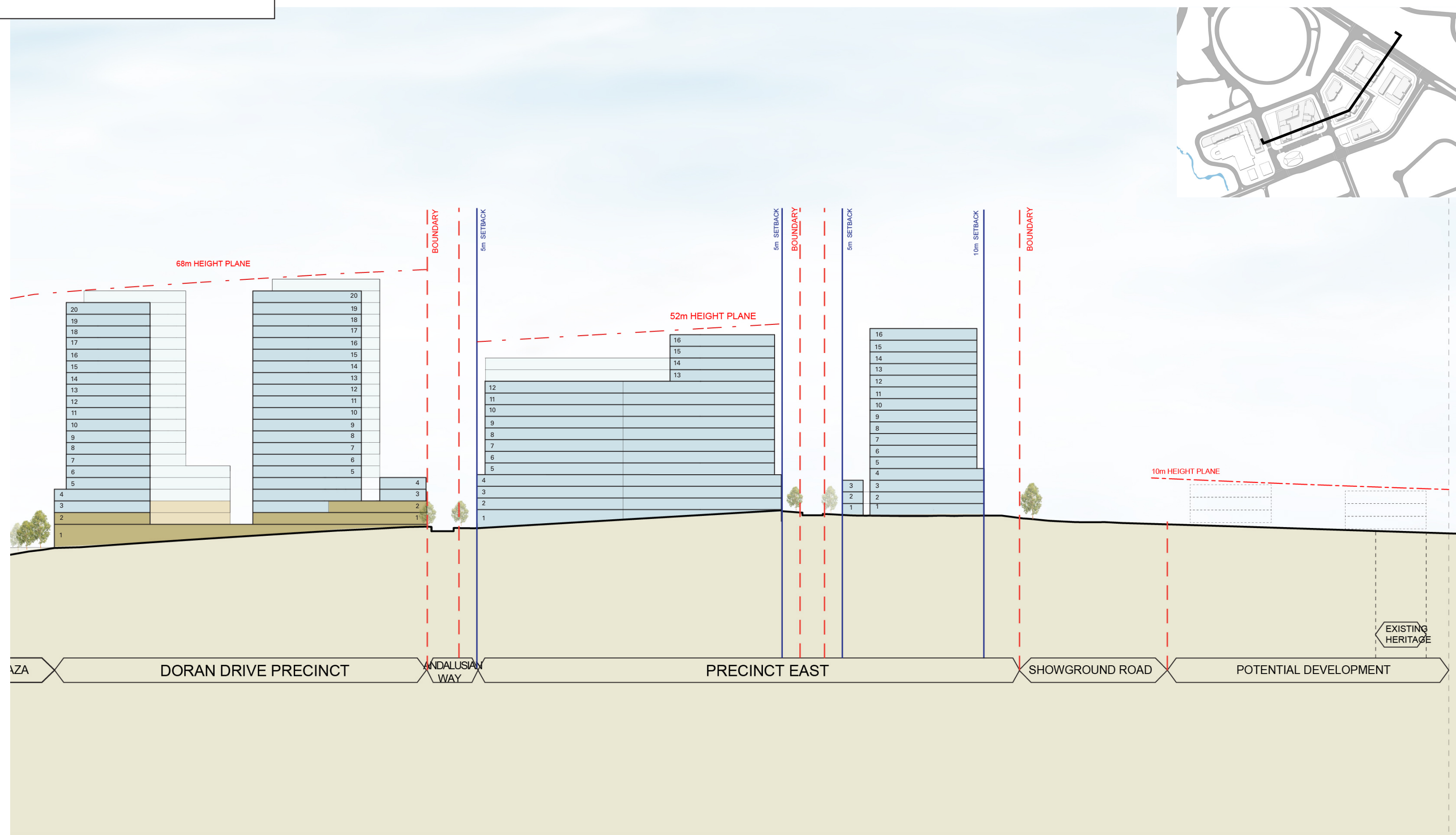
Rev	Description	By	Date
A	Revision based on comments from Landcom 27/10/2019	DH	29/10/19
B	Revision based on comments from Client 29/10/2019	DH	01/11/19
C	Revision to Layout	DH	06/04/20
D	Response to Submissions	LF	30/06/20
E	Revision of Townhouse Apartment layout and setbacks	DH	09/11/20

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	

Note:
Layout is provided for illustrative purposes only.



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



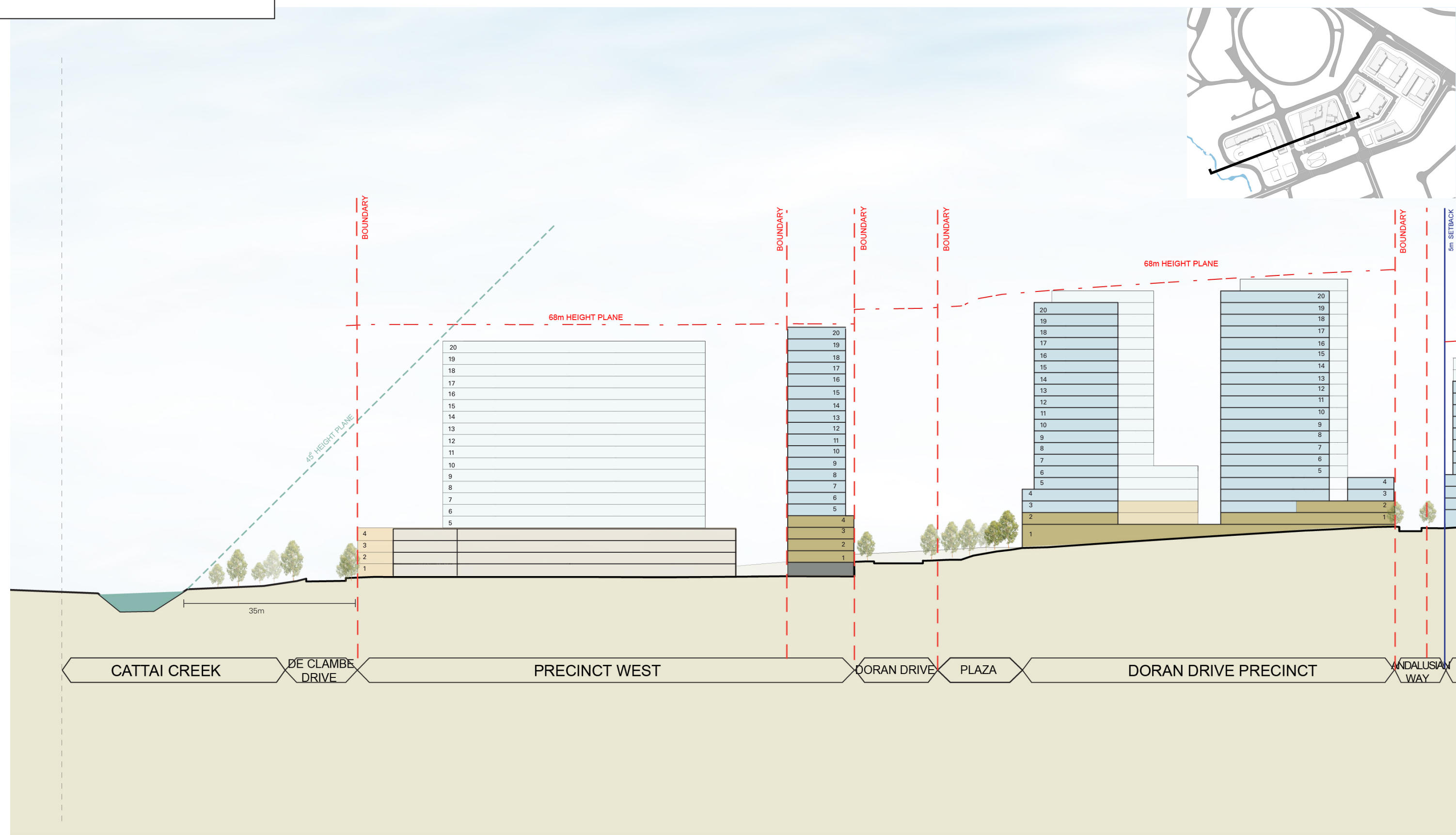
Nominated Architects
Joe Agius No. 6491
Russell Lee no. 6367

© Copyright Cox Architecture Pty Ltd

Cox Architecture Pty Ltd ACN 002 535 891

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	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			

Note:
Layout is provided for illustrative purposes only.



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

© Copyright Cox Architecture Pty Ltd

Cox Architecture Pty Ltd ACN 002 535 891

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	Addition of height plane dimension from boundary	DH	28/10/20

Project	Hills Showground Station Precinct
Drawing Title	Long Section through Doran Drive Precinct and Precinct West
Scale	0 25 75m

Date	30/06/20	Drawn	LF	Checked	SA	Approved	LA
CAD File						Revision	
Drawing Number							
SK 18							