



Planning,
Industry &
Environment

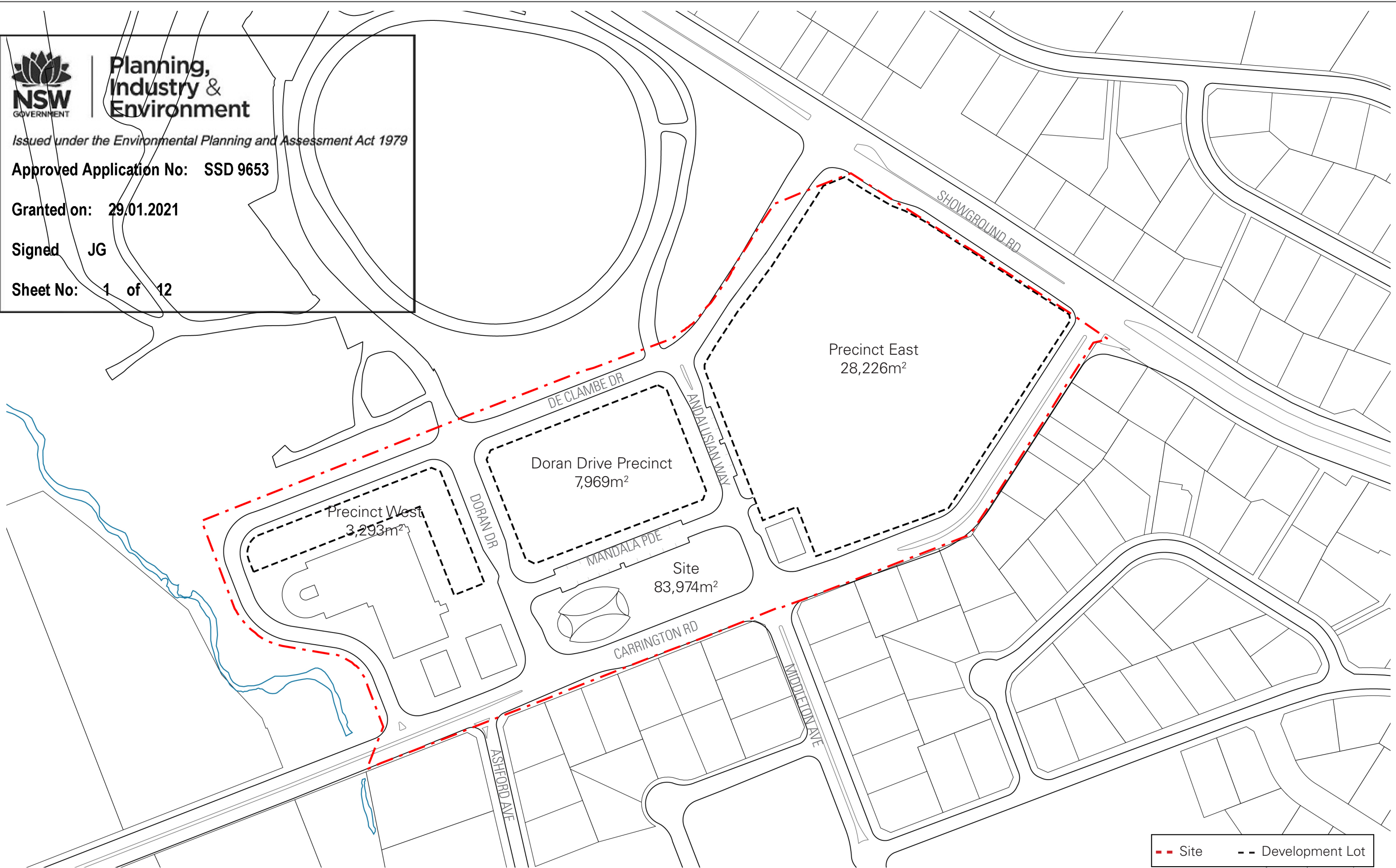
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Approved Application No: SSD 9653

Granted on: 29.01.2021

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--- Site --- Development Lot

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Nominated Architects
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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

0 25 50 100m



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



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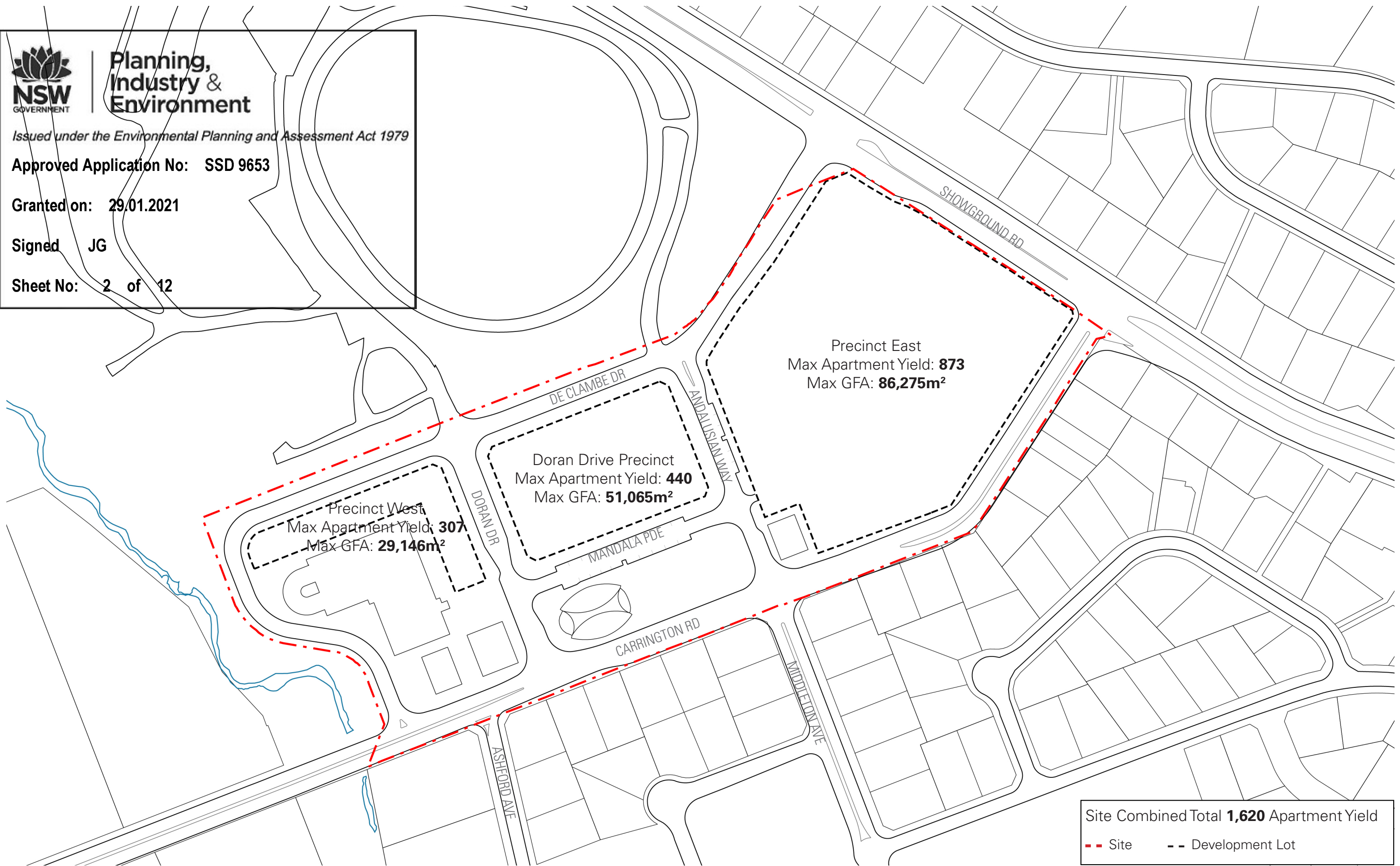
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Rev	Description	By	Date
A	Dwelling Cap Per Precinct and Development Lot	DH	07/04/20
B	Response to Submissions	LF	30/06/20

Project	Hills Showground Station Precinct
Drawing Title	Dwelling Capacity Plan
Scale	1:2000 @A3



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



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Sheet No: 3 of 12

Car Park

Service Box

Showground Station

Bike Storage / Retail

Service Box

- - Site
- - Residential
- - Heritage
- - Existing Vegetation and Street Trees
- - Existing Buildings on Site
- - Development Lot
- - Hills Showground
- - Riparian Zone
- - Carrington Road Widening

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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

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



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



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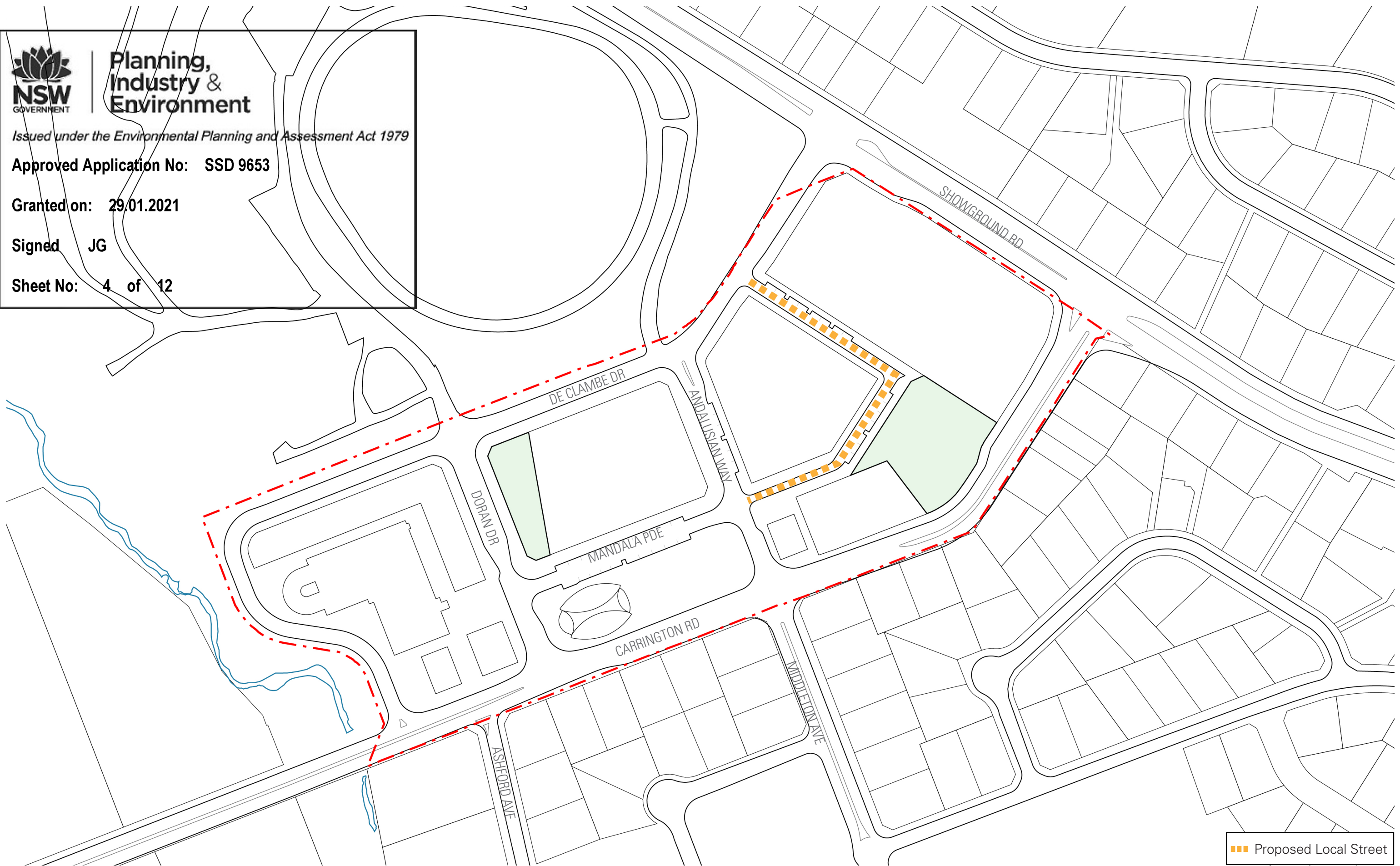
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Proposed Local Street

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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	



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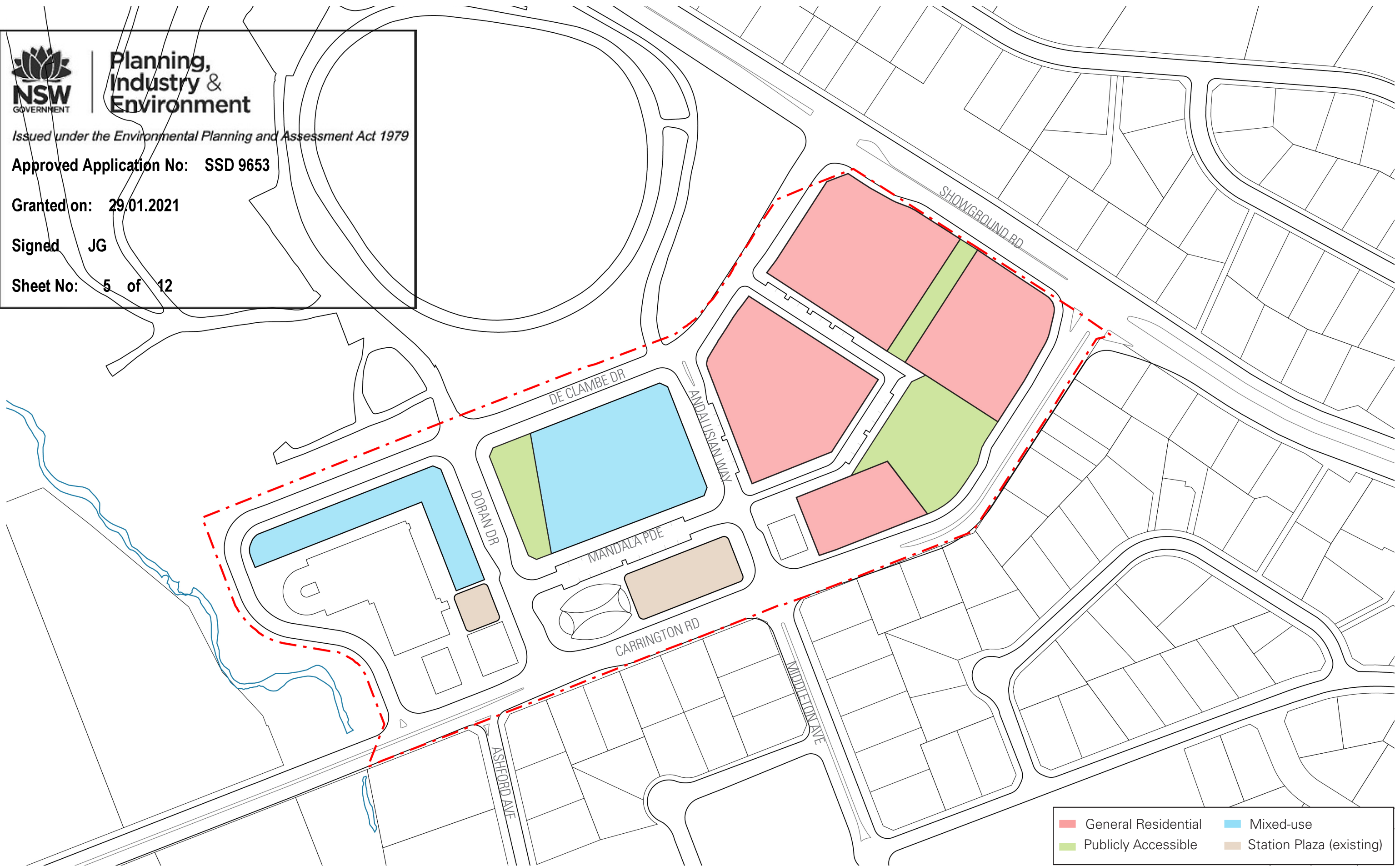
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General Residential

Publicly Accessible

Mixed-use

Station Plaza (existing)

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D	Response to Submissions	DH	30/06/20

Project

Hills Showground Station Precinct

Drawing Title

Proposed Uses Plan

Scale

1:2000 @A3

02550100m

Date	30/06/20	Drawn	DH	Checked	SA	Approved	LA
CAD File						Revision	
Drawing Number						SK 05	



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Sheet No: 6 of 12



- 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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C	Revision to Layout	DH	06/04/20
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						Revision	
Drawing Number						SK 06	



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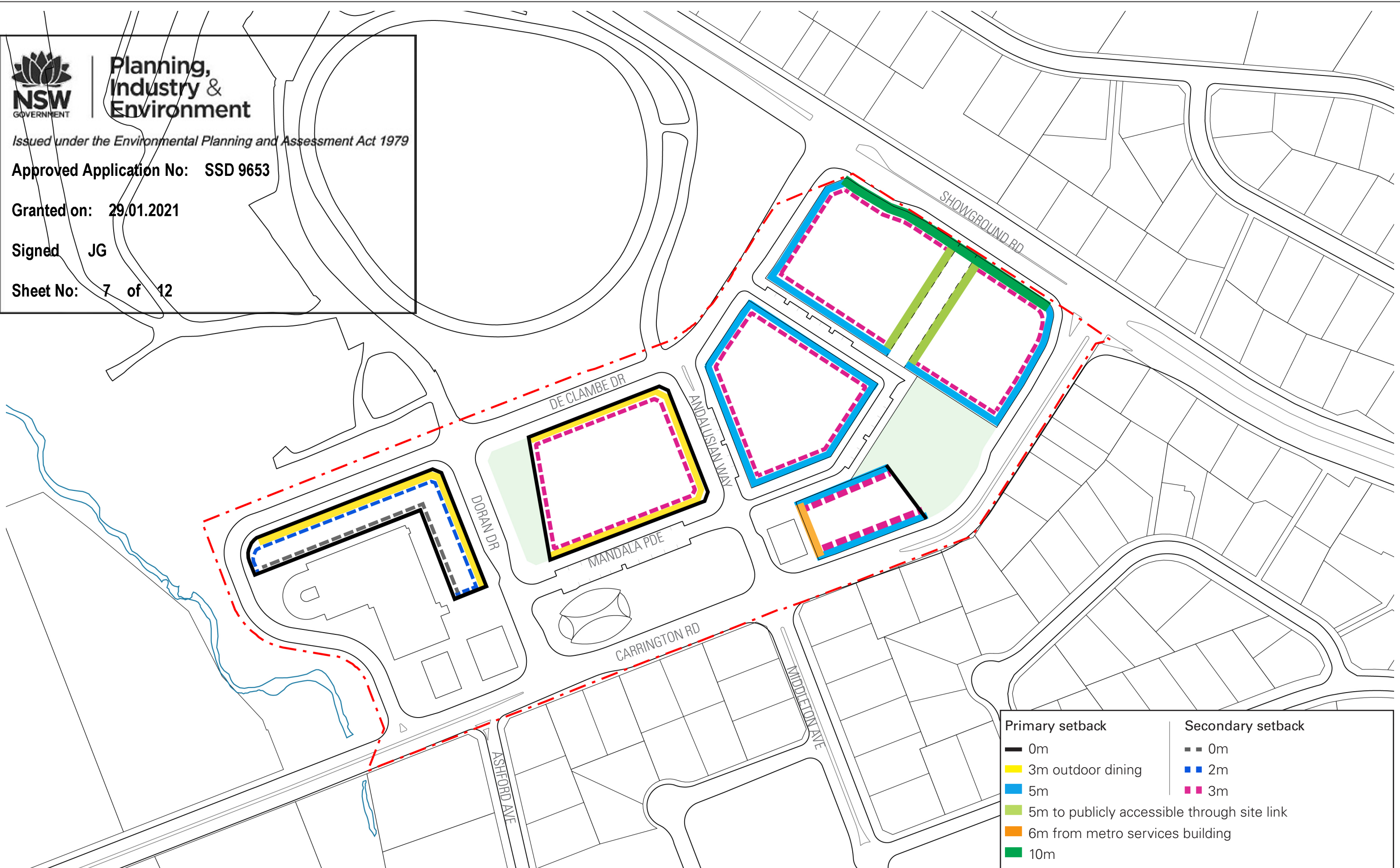
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Sheet No: 7 of 12



Primary setback		Secondary setback	
— 0m		— 0m	
— 3m outdoor dining		— 2m	
— 5m		— 3m	
— 5m to publicly accessible through site link			
— 6m from metro services building			
— 10m			

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

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						Revision	
Drawing Number						SK 07	



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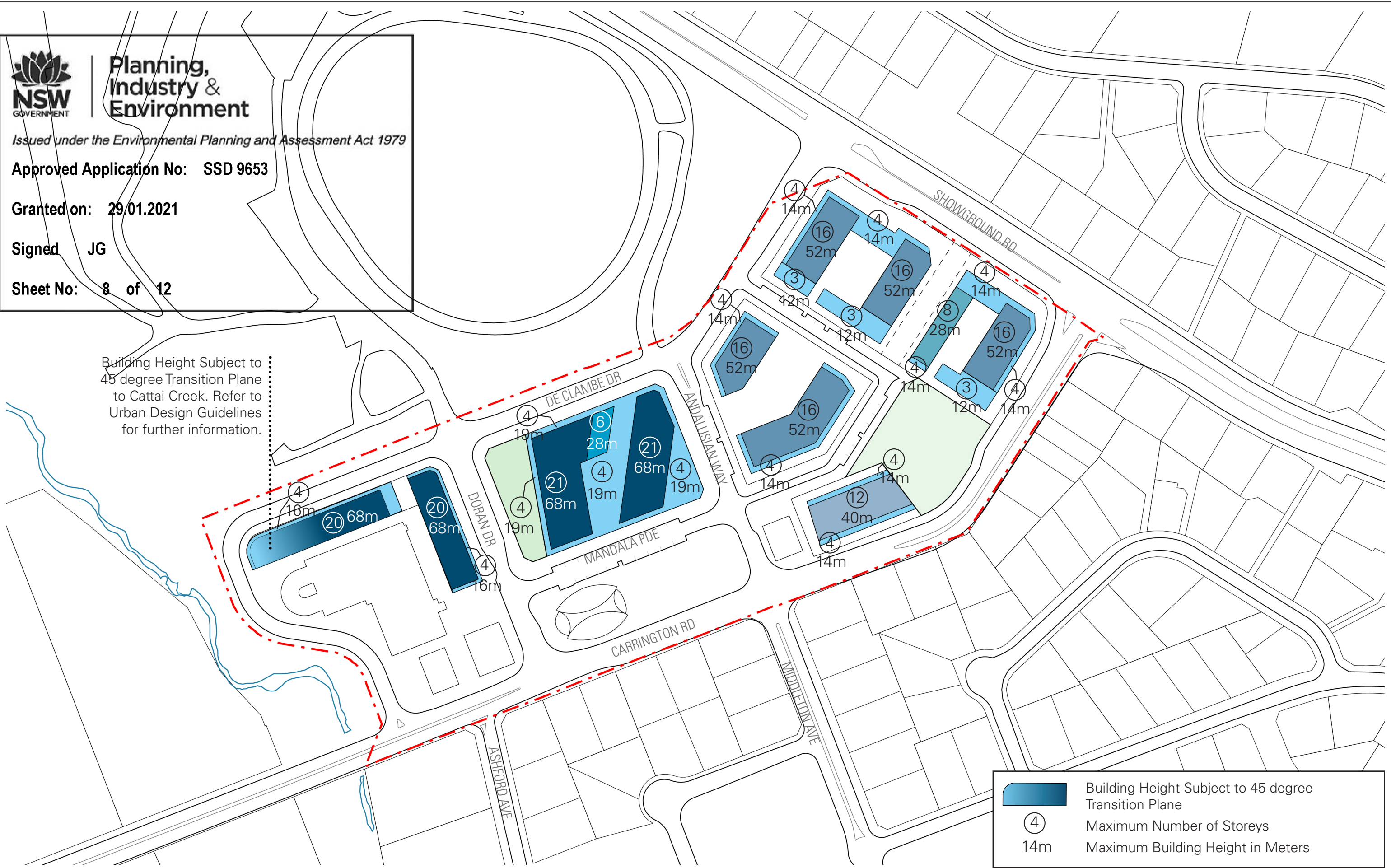
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Sheet No: 8 of 12

Building Height Subject to
45 degree Transition Plane
to Cattai Creek. Refer to
Urban Design Guidelines
for further information.



 Building Height Subject to 45 degree Transition Plane

 Maximum Number of Storeys

 Maximum Building Height in Meters

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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	



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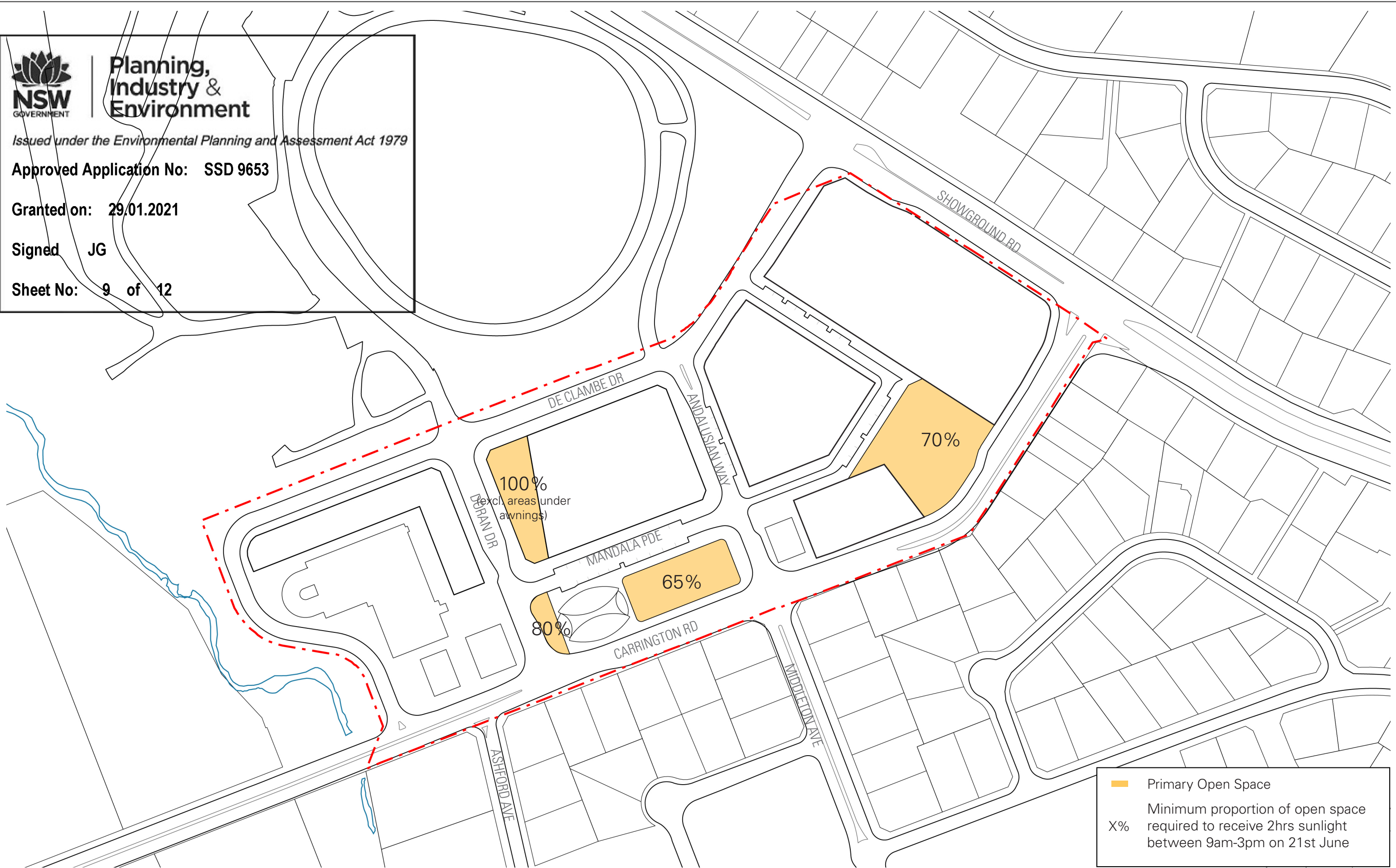
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Sheet No: 9 of 12



Primary Open Space

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

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

Project
Hills Showground Station Precinct

Drawing Title
Solar Access Plan

Scale
1:2000 @A3



Date 30/06/20	Drawn LF	Checked SA	Approved LA
CAD File			Revision
Drawing Number SK 09			



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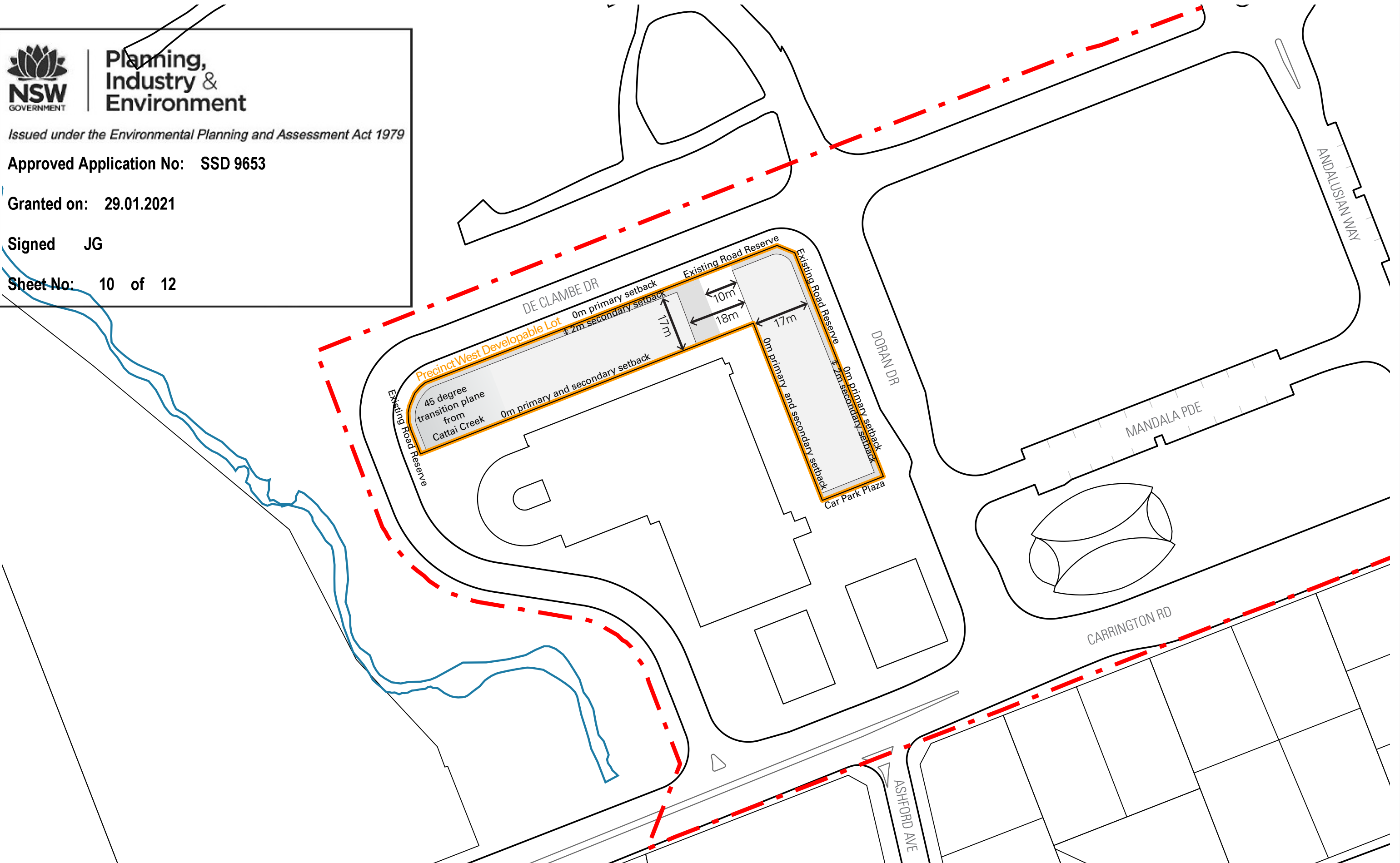
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A	Drawing based on comments from Client 07/04/2020	LF	24/04/20
B	Revision based on comments from Client 28/04/2020	LF	06/05/20
C	Response to Submissions	LF	30/06/20

Project
Hills Showground Station Precinct

Drawing Title
Building Envelopes Plan - Precinct West

Scale
1:1000 @A3

0 12.5 25 50m



Date 30/06/20	Drawn LF	Checked SA	Approved LA
CAD File			Revision
Drawing Number SK 10			



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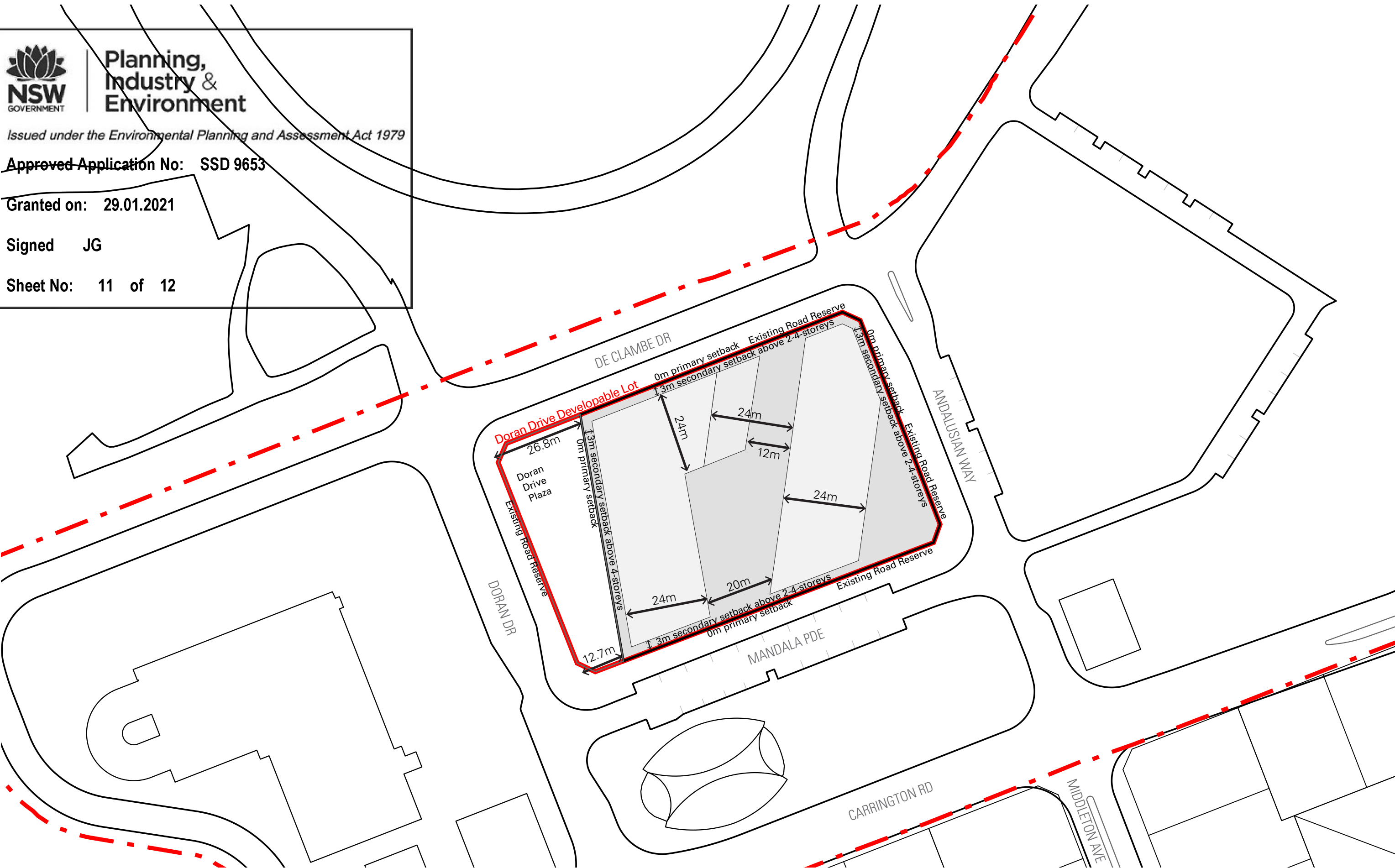
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B	Revision based on comments from Client 28/04/2020	LF	06/05/20
C	Response to Submissions	LF	30/06/20

Project	Hills Showground Station Precinct
Drawing Title	Building Envelopes Plan - Doran Drive Precinct
Scale	1:1000 @A3

0 12.5 25 50m



Date	30/06/20	Drawn	LF	Checked	SA	Approved	LA
CAD File						Revision	
Drawing Number							
SK 11							



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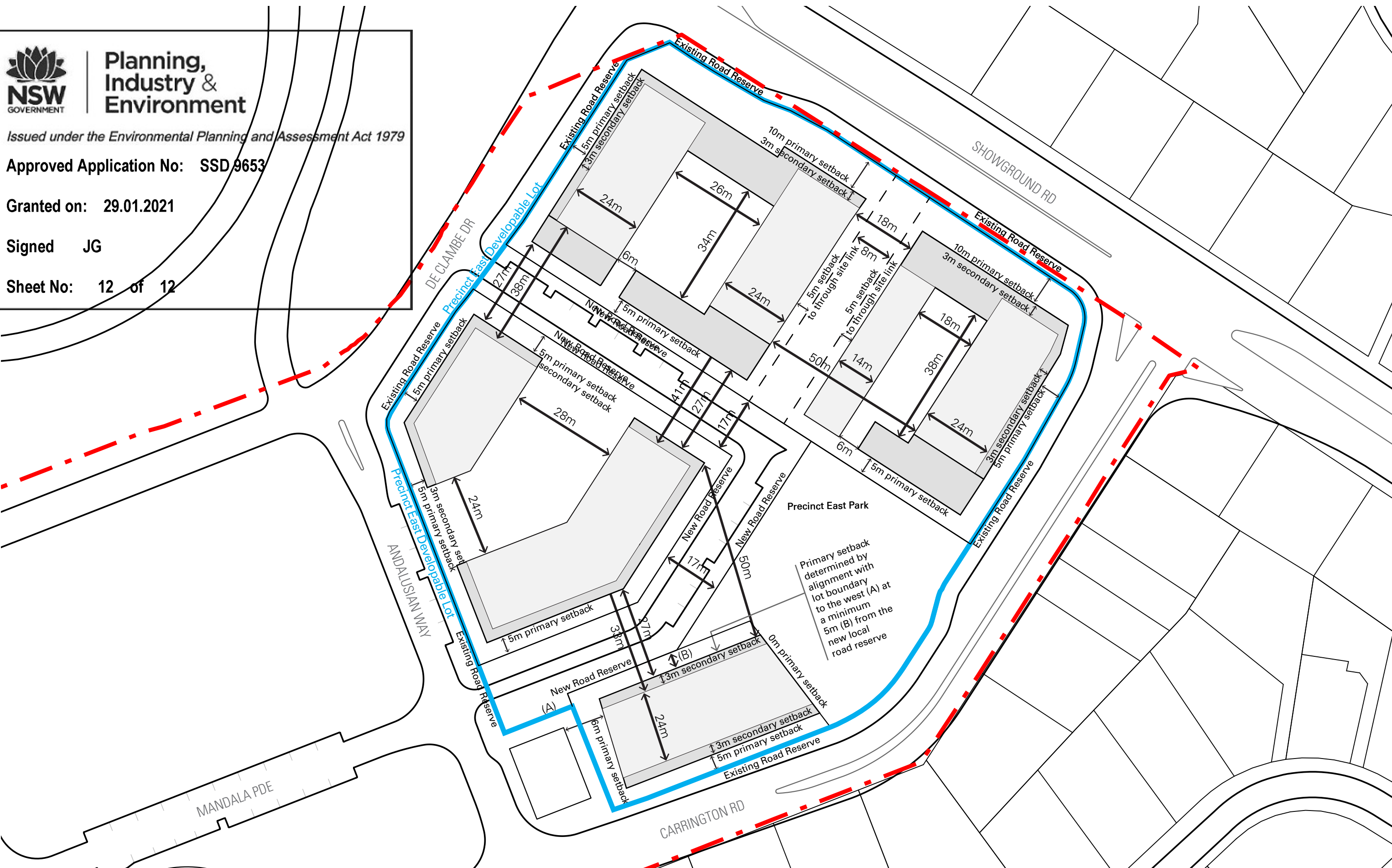
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B	Revision based on comments from Client 28/04/2020	LF	06/05/20
C	Response to Submissions	LF	30/06/20
D	Revision of Townhouse Apartment Setbacks	DH	09/11/20

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						Revision	
Drawing Number						SK 12	