

- WORKS APPROVAL AMENDMENT**
1. VEHICULAR CIRCULATION & LANDSCAPE ADJUSTED.
 2. BASEMENT ENTRY RELOCATED.
 3. WASTE ROOM RELOCATED.
 4. GYM UPDATE.
 5. LANDSCAPE & AMENITY AMENDMENTS.
 6. NUMBER OF RESIDENTIAL LEVELS INCREASED FROM 6 TO 9.
 7. CONCIERGE AND BASEMENT ENTRY REMOVED.
 8. LEVELS ADJUSTED.
 9. BASEMENT EXTENT & CONFIGURATION ADJUSTED.
 10. UNIT LAYOUT MODIFIED.
 11. FACADE ARTICULATION.
 12. MATERIAL UPDATE.
 13. SUBSTATION UPDATED.
 14. HEIGHT OF FRONTAGE WALL REDUCED.
 15. VISITOR CAR PARKING ADDED.



PRECINCT 1 SUMMARY

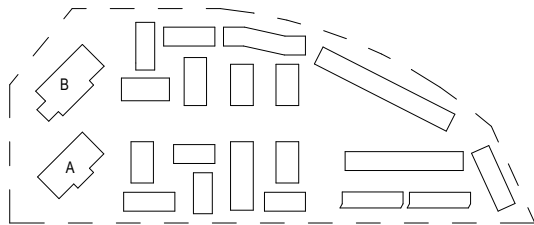
PRECINCT AREA		7091 m ²
GROUND		1652 m ²
LEVEL 1		1640 m ²
LEVEL 2		1640 m ²
LEVEL 3		1640 m ²
LEVEL 4		1640 m ²
LEVEL 5		1640 m ²
LEVEL 6		1198 m ²
LEVEL 7		1198 m ²
LEVEL 8		1198 m ²
TOTAL:		13446 m ²

SITE COVERAGE
54% (INCLUDING PRECINCTS 3-6)
MIN. OVER HEIGHT - UNDER HEIGHT LIMIT OF 50.000
REFER ELEVATIONS

BUILDING SETBACKS
REFER MASTER PLAN - LANDSCAPE ZONES

EXTERNAL MATERIALS
REFER MATERIAL SCHEDULE

REV	DESCRIPTION	DATE
A	ISSUE FOR WORKS APPROVAL	16.08.2022
B	ISSUE FOR WORKS APPROVAL AMENDMENT	12.11.2025



DOMA

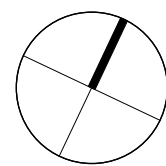
**STEWART
ARCHITECTURE**

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PO BOX 3469 MANKA ACT 2603
OFFICE@STEWARTARCHITECTURE.COM.AU

PROJECT **THE FOOTHILLS**
BLOCKS 4 & 5 SECTION 38 CAMPBELL

PROJECT No. **1624**

DRAWING No. **WA0 - 004**
DRAWING TITLE **PLAN - MASTER PLAN**
SCALE **1:500 @ A1**
DATE **2025**



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ENCROACHMENTS INTO THE DESIGNATED LANDSCAPE ZONES ARE ALL PERMISSIBLE WITHIN THE CURRENT DEVELOPMENT CONTROL PLAN (2019)

LANDSCAPE ZONE 2

- STRUCTURES SUCH AS A POOL AND ASSOCIATED RECREATION FACILITIES AND AMENITIES ARE PERMITTED IN THIS AREA

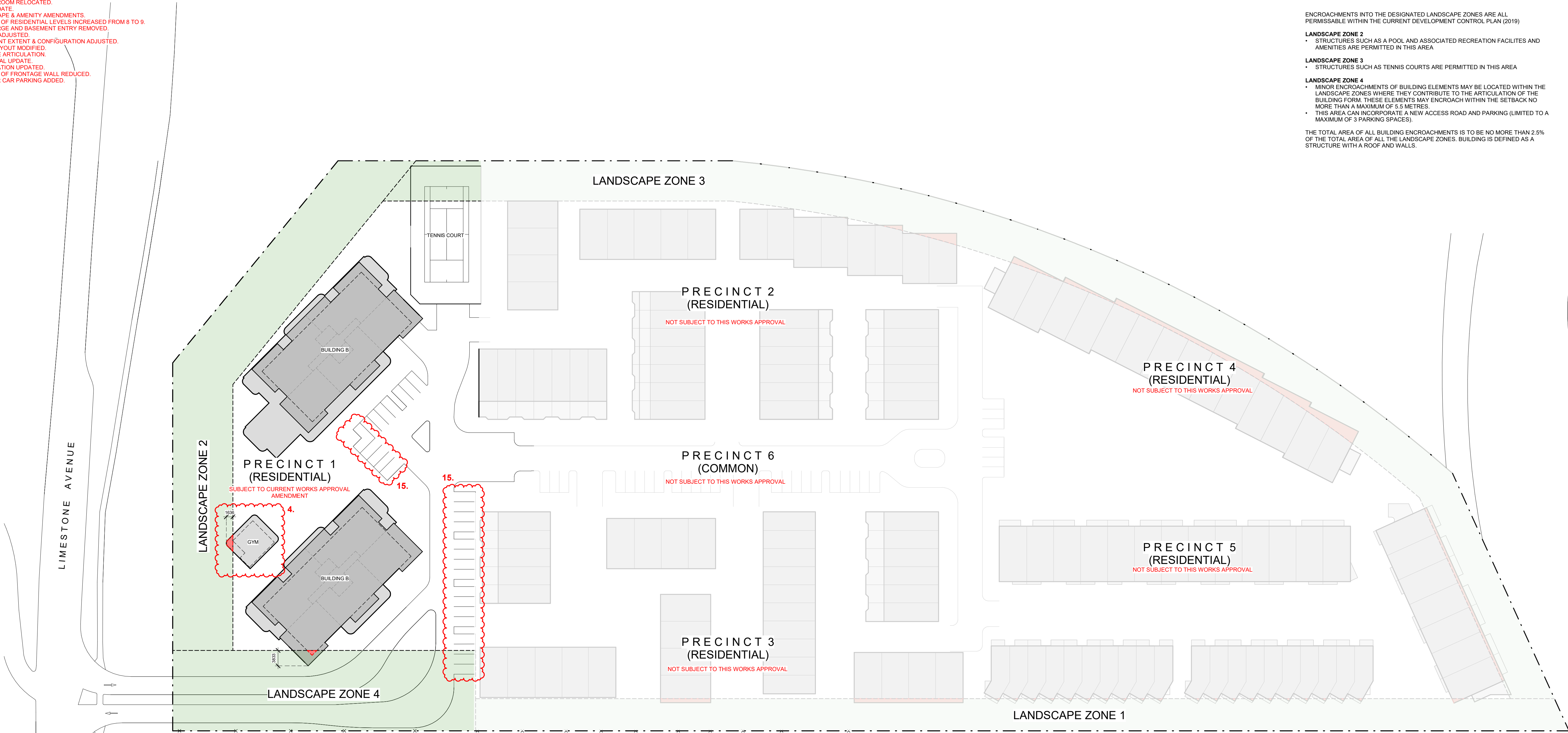
LANDSCAPE ZONE 3

- STRUCTURES SUCH AS TENNIS COURTS ARE PERMITTED IN THIS AREA

LANDSCAPE ZONE 4

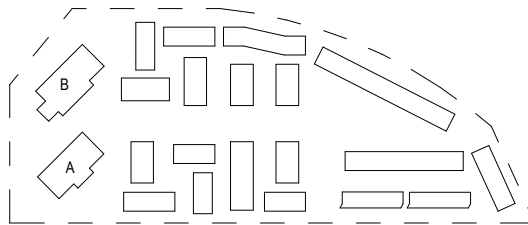
- MINOR ENCROACHMENTS OF BUILDING ELEMENTS MAY BE LOCATED WITHIN THE LANDSCAPE ZONES WHERE THEY CONTRIBUTE TO THE ARTICULATION OF THE BUILDING FORM. THESE ELEMENTS MAY ENCROACH WITHIN THE SETBACK NO MORE THAN A MAXIMUM OF 5.5 METRES.
- THIS AREA CAN INCORPORATE A NEW ACCESS ROAD AND PARKING (LIMITED TO A MAXIMUM OF 3 PARKING SPACES).

THE TOTAL AREA OF ALL BUILDING ENCROACHMENTS IS TO BE NO MORE THAN 2.5% OF THE TOTAL AREA OF ALL THE LANDSCAPE ZONES. BUILDING IS DEFINED AS A STRUCTURE WITH A ROOF AND WALLS.



REV	DESCRIPTION	DATE
A	ISSUE FOR WORKS APPROVAL AMENDMENT	12.11.2025

DATE
12.11.2025



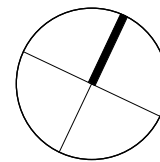
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PROJECT **THE FOOTHILLS**
BLOCKS 4 & 5 SECTION 38 CAMPBELL
PROJECT No. **1624**

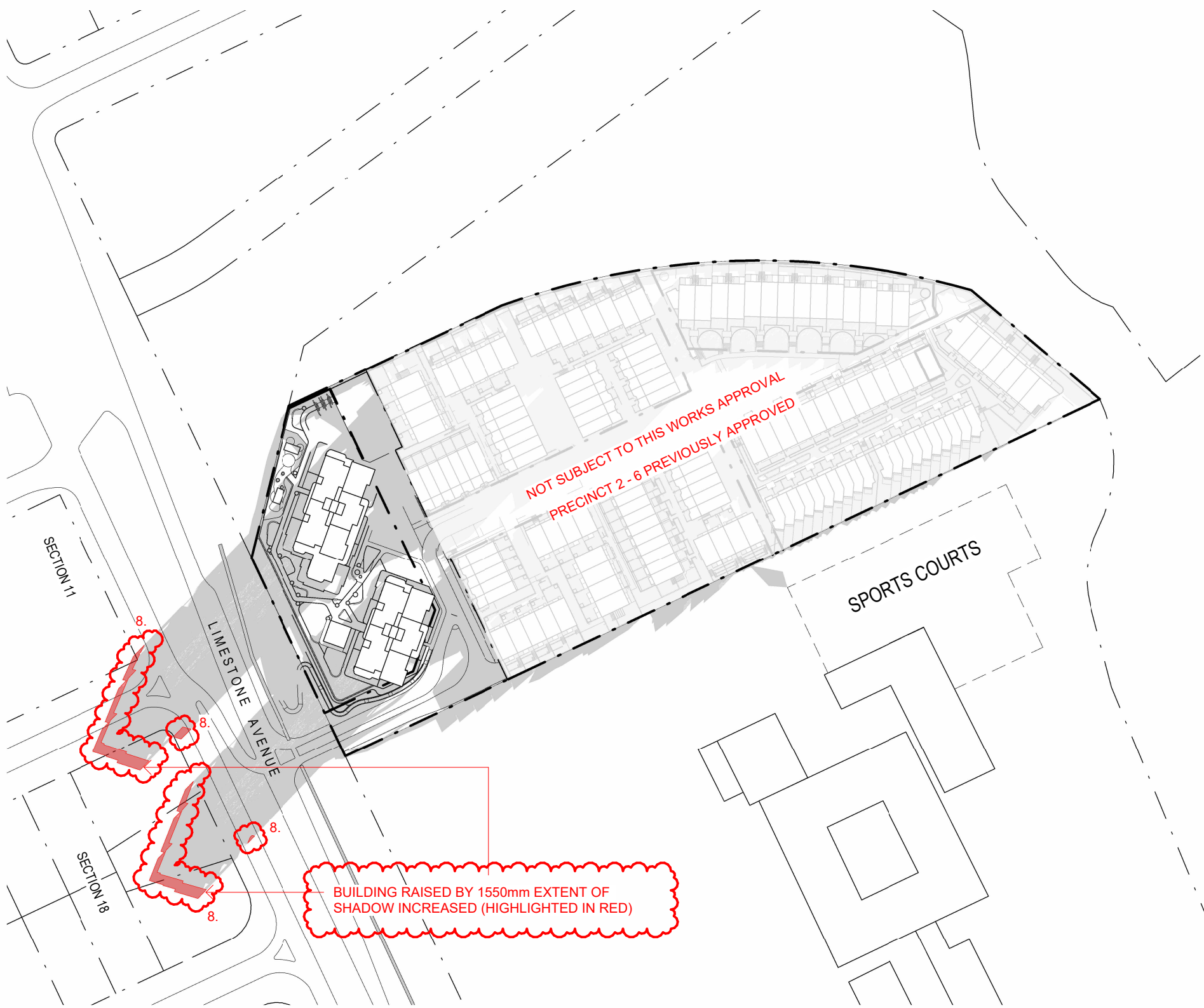
DRAWING No. **WA0 - 006**
DRAWING TITLE **PLAN - MASTER PLAN - LANDSCAPE ZONES**
SCALE **1 : 500 @ A1**
DATE **2025**



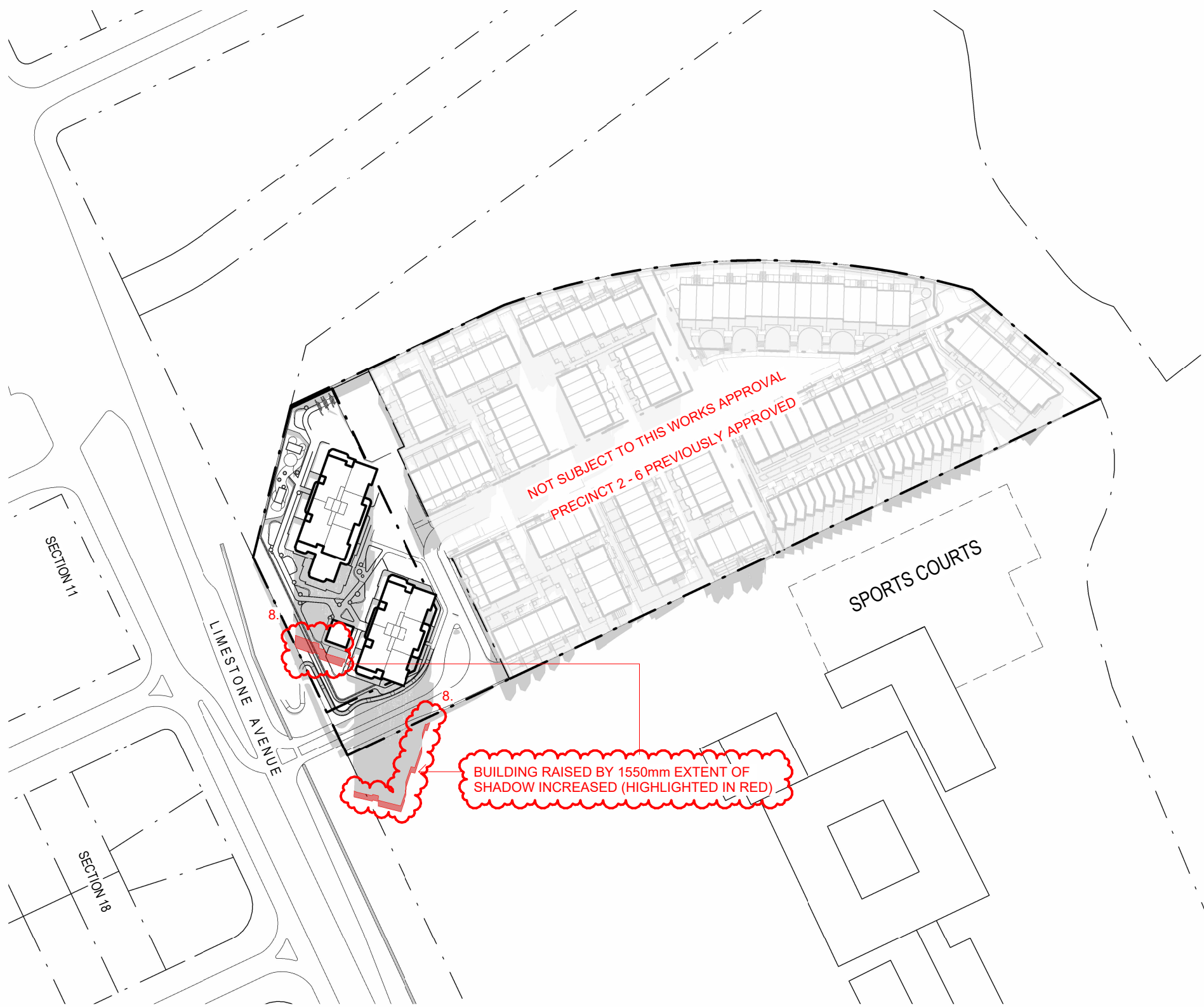
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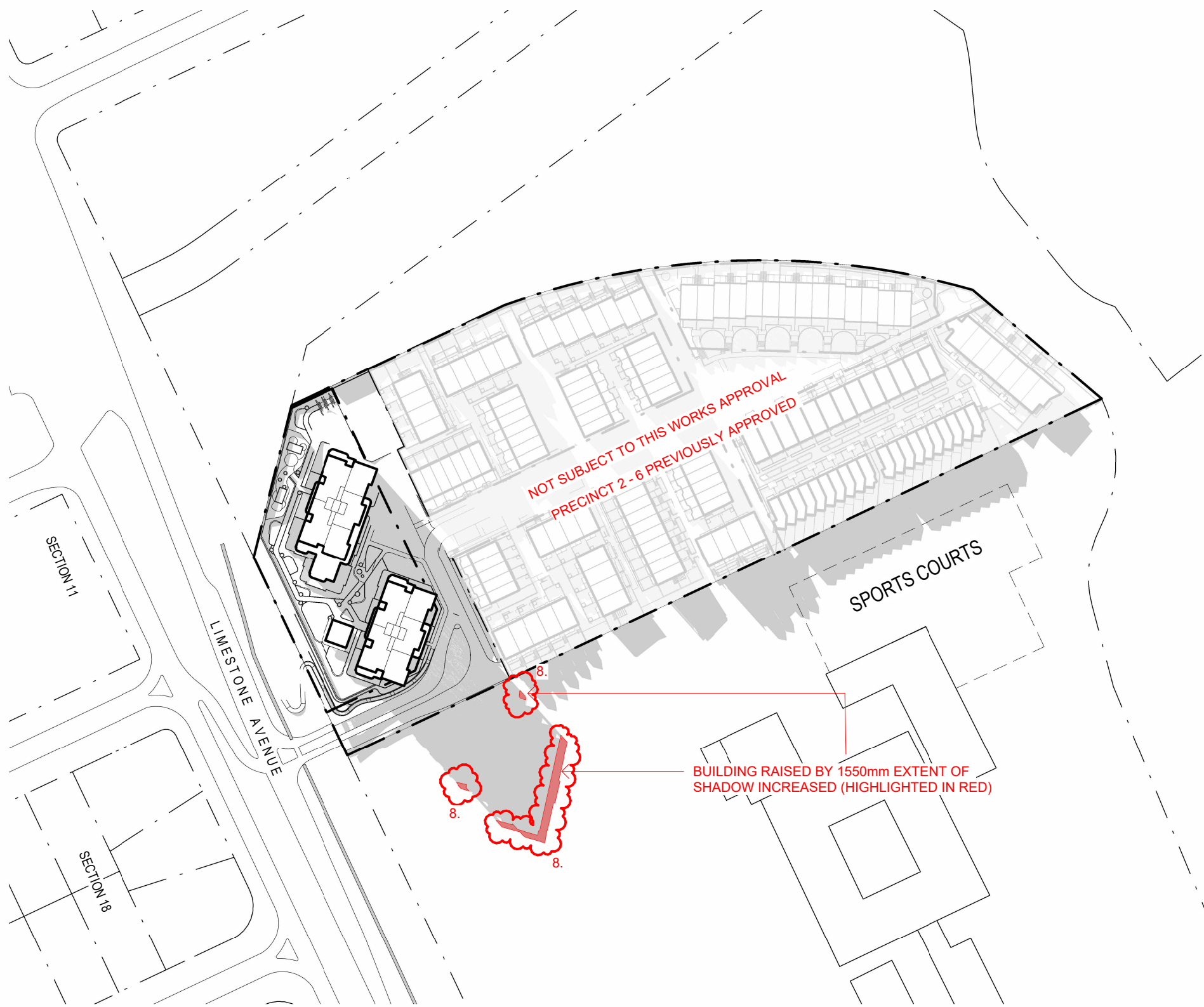
The development concept proposes buildings fronting Campbell Highschool be of a height that minimizes overshadowing of the outdoor playground areas; consistent with the proposed DCP Urban Design Principle 4 - ensuring that buildings must minimize shadows on the outdoor playground areas of the Campbell High School Between 9am to 3pm.



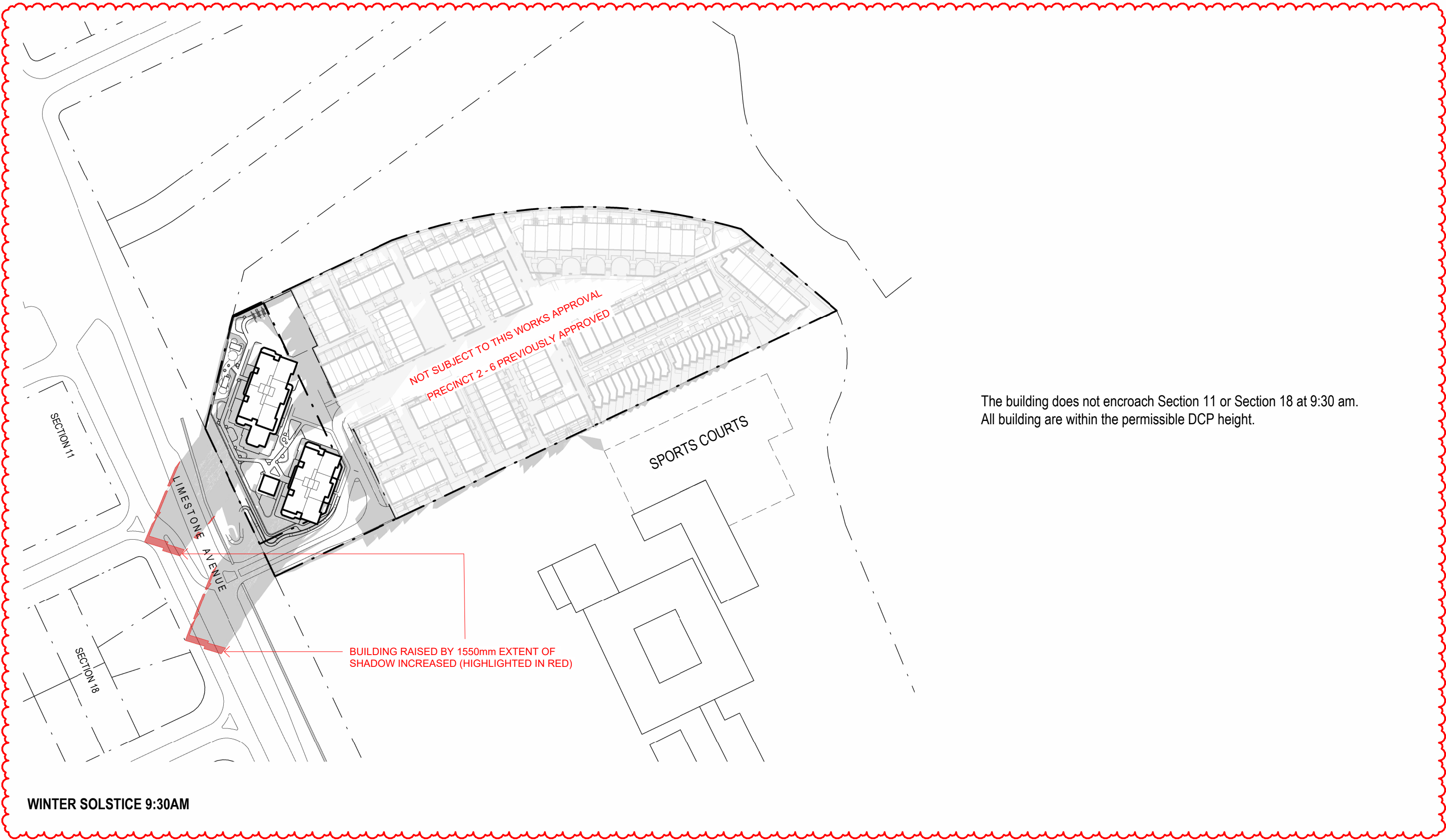
WINTER SOLSTICE 9AM



WINTER SOLSTICE 12PM



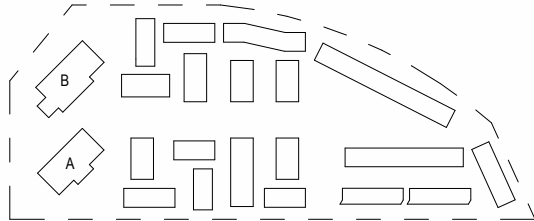
WINTER SOLSTICE 3PM



WINTER SOLSTICE 9:30AM

The building does not encroach Section 11 or Section 18 at 9:30 am.
All building are within the permissible DCP height.

REV	DESCRIPTION	DATE
A	ISSUE FOR CLIENT REVIEW	29.06.2022
B	ISSUE FOR WORKS APPROVAL	18.08.2022
C	ISSUE FOR WORKS APPROVAL AMENDMENT	12.11.2025



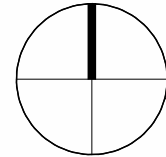
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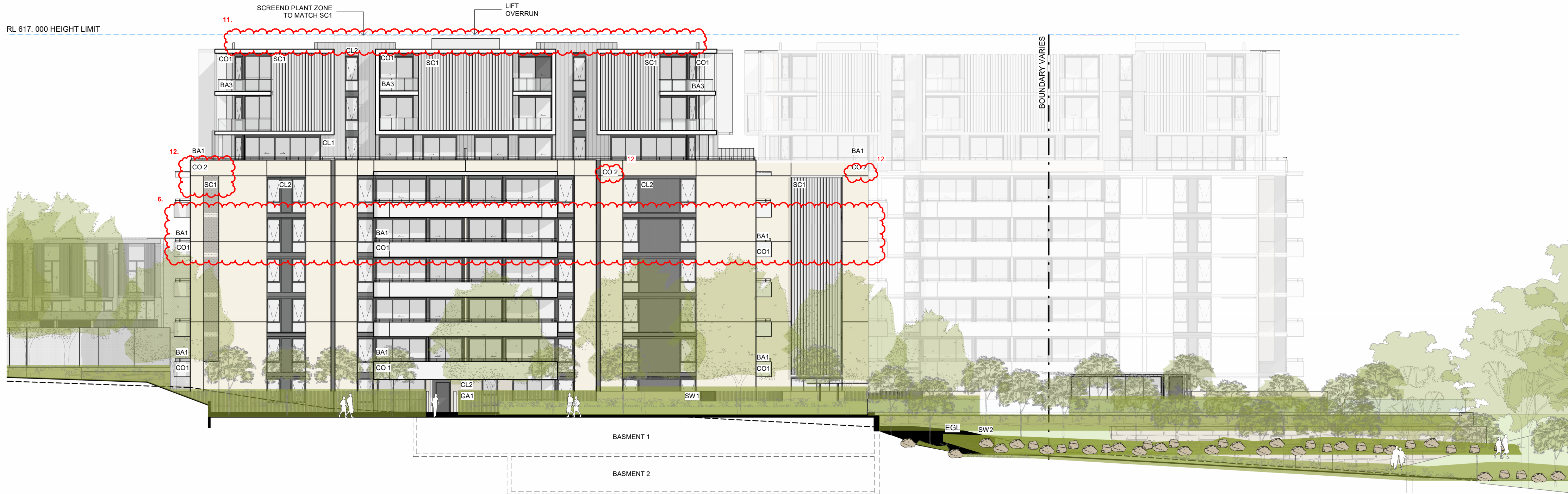
PROJECT **THE FOOTHILLS**
BLOCKS 4 & 5 SECTION 38 CAMPBELL
PROJECT No. **1624**

DRAWING No. **WA0 - 035**
DRAWING TITLE **SHADOW DIAGRAM**
SCALE
DATE **2025**



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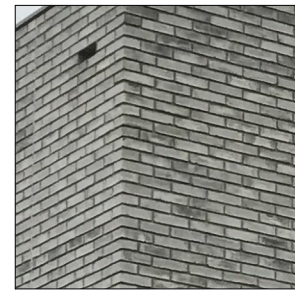


TYPICAL ELEVATION - APARTMENT

WALLS



CO2
CONCRETE
SANDSTONE OFF WHITE



BR2
BRICKWORK
NATURAL (MID-GREY) WITH
VARIATION



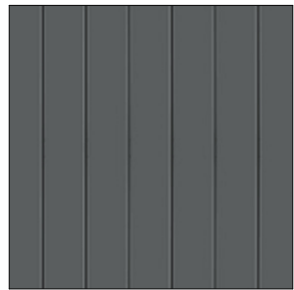
SW1
COURTYARD WALLS
STONEWORK
NATURAL (LIGHT)



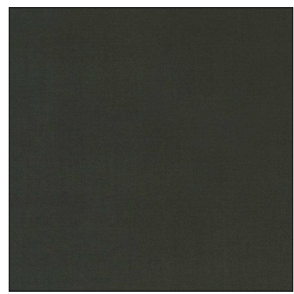
SW2
LANDSCAPE WALLS
STONEWORK
NATURAL (LIGHT)



CO1
CONCRETE
OFF-WHITE



CL1
METAL CLADDING
CHARCOAL



CL2
ALUMINIUM CLADDING
CHARCOAL

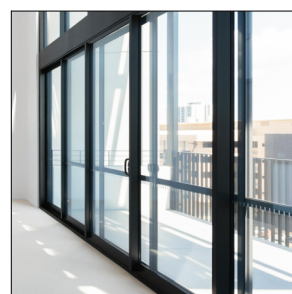


CL3
TIMBER CLADDING
MID-GREY



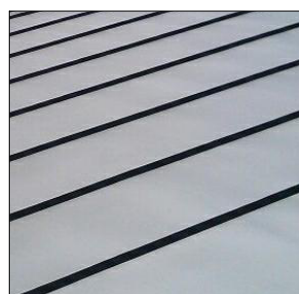
CL4
ALUMINIUM CLADDING
OFF-WHITE

WINDOWS



GL1
TYPICAL WINDOW SUITE
WINDOW FRAMES & INFILL PANELS
CHARCOAL

ROOFING / SOFFIT



RF1
TYPICAL ROOF FINISH
METAL
MID-GREY
DOWNPIPE, GUTTER AND METAL
CAPPING
POWDER COATED CHARCOAL

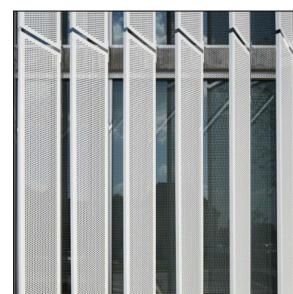


SO1
SOFFIT
PLYWOOD
NATURAL (LIGHT)

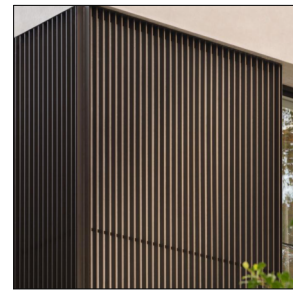


SO2
SOFFIT
FSC SHEET
WHITE

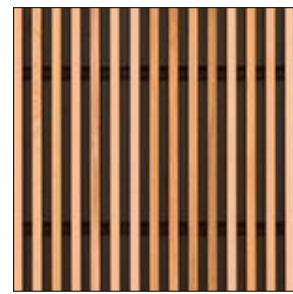
SCREENS



SC1
EXTERIOR SCREENS
PERFORATED METAL
POWDERCOATED WHITE



SC2
EXTERIOR SCREENS
ALUMINIUM BATTENS
CHARCOAL



SC3
EXTERIOR SCREENS
TIMBER BATTENS
NATURAL (LIGHT OR MID-GREY)



SC4
EXTERIOR SCREENS
METAL LOUVRE
CHARCOAL

BALUSTRADES



BA1
BALUSTRADE
FLAT BAR
POWDER COATED CHARCOAL



BA2
BALUSTRADE
PERFORATED MESH
POWDER COATED CHARCOAL



BA3
BALUSTRADE
FRAMELESS GLASS
CLEAR

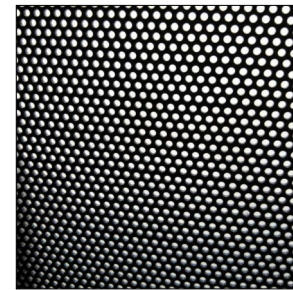


BA4
BALUSTRADE
METAL FLATBAR
POWDER COATED WHITE OR
CHARCOAL

MISCELLANEOUS ELEMENTS



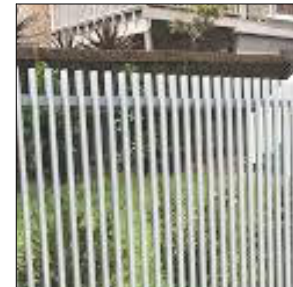
GD1
GARAGE DOOR
CHARCOAL



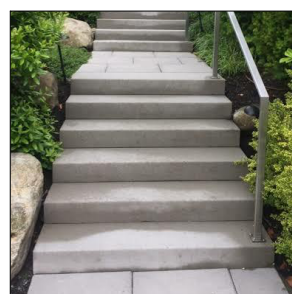
GD2
BASEMENT ENTRY DOORS
PERFORATED METAL
POWDER COATED CHARCOAL



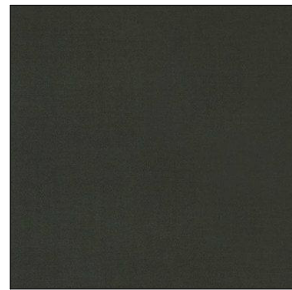
FE1
EXTERIOR PALISADE FENCE
METAL FLATBAR
POWDER COATED CHARCOAL



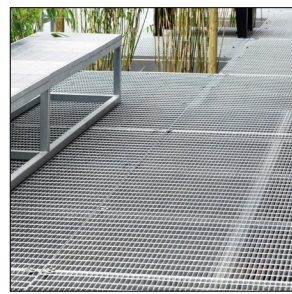
FE2
EXTERIOR PALISADE FENCE
METAL FLATBAR
POWDER COATED WHITE



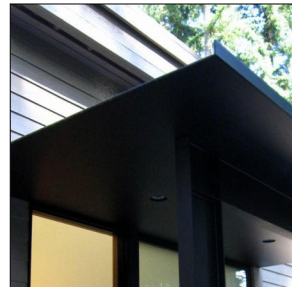
SL1
LANDSCAPE STAIRS
CONCRETE
OFF-WHITE



ST1
STEEL WORKS
CHARCOAL FINISH



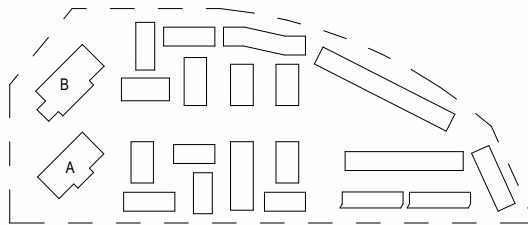
GR1
EXTERIOR FLOOR GRATE
STAINLESS STEEL



AW1
AWNING
METAL
POWDER COATED CHARCOAL

REV	DESCRIPTION	DATE
A	ISSUE FOR WORKS APPROVAL	15.01.2020
B	ISSUE FOR WORKS APPROVAL AMENDMENT	12.11.2025

DATE
15.01.2020
12.11.2025



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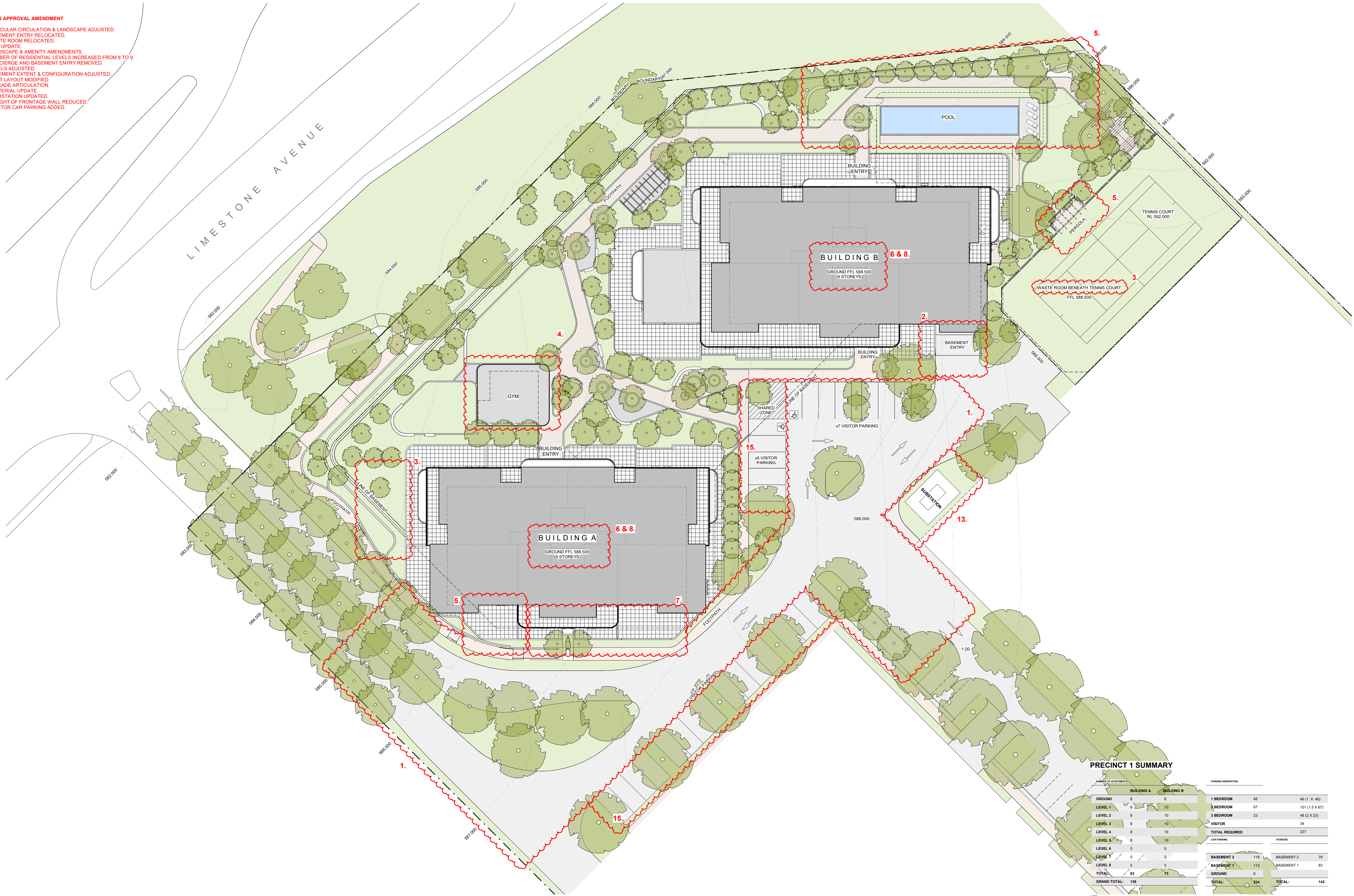
36 MILDURA STREET FYSHWICK 2609
PO BOX 3469 MANJKA ACT 2803
OFFICE@STEWARTARCHITECTURE.COM.AU

PROJECT **THE FOOTHILLS**
BLOCKS 4 & 5 SECTION 38 CAMPBELL
PROJECT No. **1624**

DRAWING No. **WA0 - 701**
DRAWING TITLE **MATERIAL SCHEDULE**
SCALE
DATE **2025**

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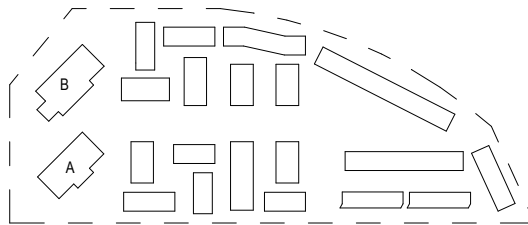
PRECINCT 1 SUMMARY

NUMBER OF APARTMENTS		PARKING GENERATION	
BUILDING A	BUILDING B		
GROUND	8	1 BEDROOM	46
LEVEL 1	8	2 BEDROOM	67
LEVEL 2	8	3 BEDROOM	23
LEVEL 3	8	VISITOR	34
LEVEL 4	8	TOTAL REQUIRED	227
LEVEL 5	8	CAR PARKING	
LEVEL 6	5	STORAGE	
LEVEL 7	5		
LEVEL 8	5		
TOTAL	63		
GRAND TOTAL	136		

BASEMENT 2	116	BASEMENT 2	79
BASEMENT 1	112	BASEMENT 1	63
TOTAL	228	TOTAL	142

NOTES:
PLEASE REFER TO LANDSCAPE DOCUMENTATION FOR DETAILS.
PLEASE REFER TO CIVIL DOCUMENTATION FOR VERGE CROSSING INFORMATION.

REV	DESCRIPTION	DATE
A	ISSUE FOR WORKS APPROVAL	15.01.2020
B	WORKS APPROVAL AMENDMENT	28.06.2021
C	ISSUE FOR WORKS APPROVAL AMENDMENT	12.11.2025



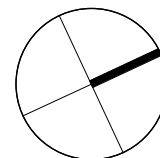
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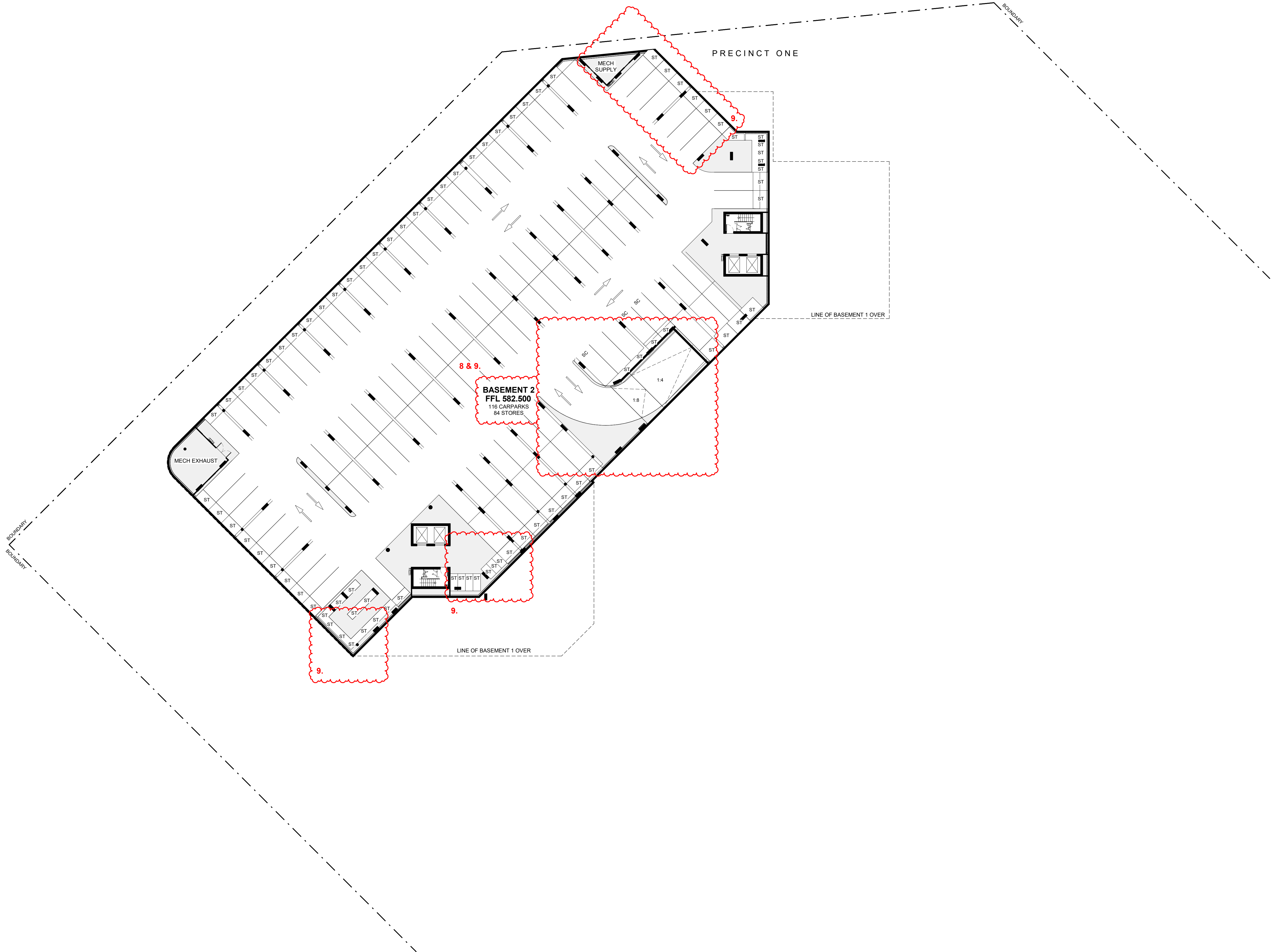
PROJECT THE FOOTHILLS
BLOCKS 4 & 5 SECTION 38 CAMPBELL
PROJECT No. 1624

DRAWING No. WA1 - 004
DRAWING TITLE PRECINCT 1 - PLAN - SITE
SCALE 1:250 @ A1
DATE 2025

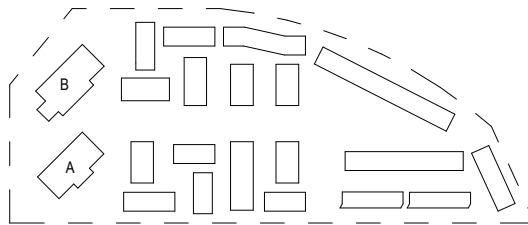


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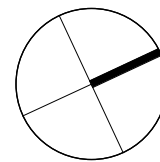
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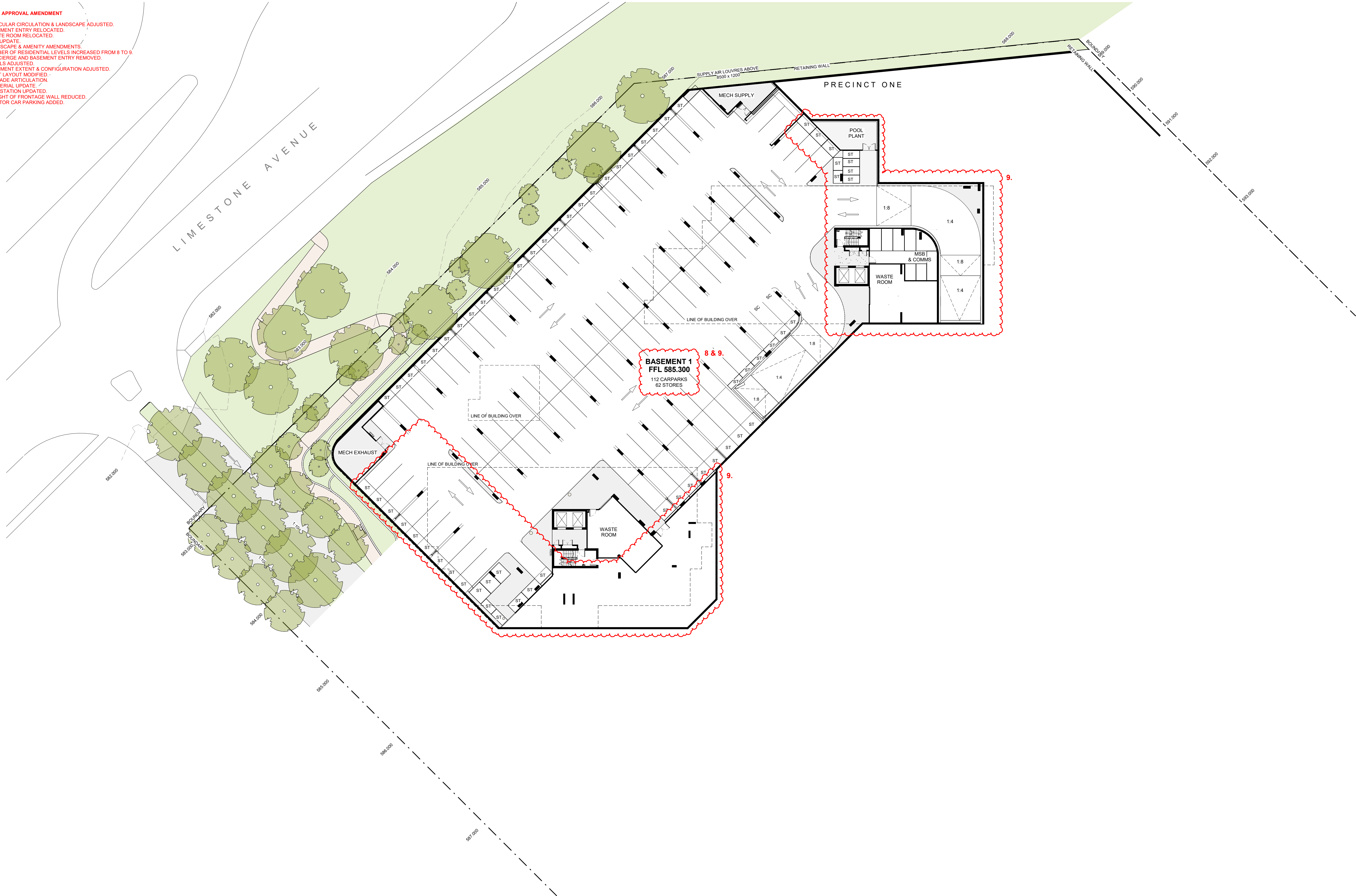
DRAWING No. **WA1 - 101**
DRAWING TITLE **PRECINCT 1 - PLAN - BASEMENT 2**
SCALE **1 : 250 @ A1**
DATE **2025**

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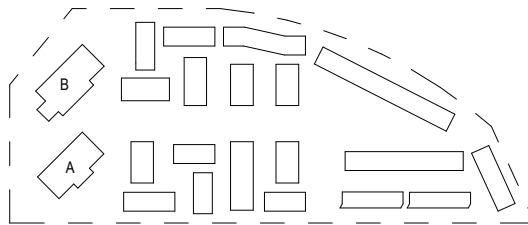


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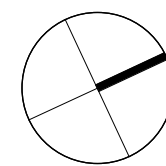
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PROJECT THE FOOTHILLS
BLOCKS 4 & 5 SECTION 38 CAMPBELL
PROJECT No. 1624

DRAWING No. WA1 - 102
DRAWING TITLE PRECINCT 1 - PLAN - BASEMENT 1
SCALE
DATE 2025

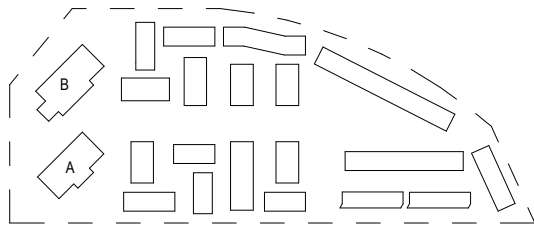


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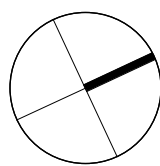
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PROJECT **THE FOOTHILLS**
BLOCKS 4 & 5 SECTION 38 CAMPBELL
PROJECT No. **1624**

DRAWING No. **WA1 - 103**
DRAWING TITLE **PRECINCT 1 - PLAN - GROUND**
SCALE **1:250 @ A1**
DATE **2025**

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- WORKS APPROVAL AMENDMENT
- 1. VEHICULAR CIRCULATION & LANDSCAPE ADJUSTED.
 - 2. BASEMENT ENTRY RELOCATED.
 - 3. WASTE ROOM RELOCATED.
 - 4. GYM UPDATE.
 - 5. LANDSCAPE & AMENITY AMENDMENTS.
 - 6. NUMBER OF RESIDENTIAL LEVELS INCREASED FROM 8 TO 9.
 - 7. CONCIERGE AND BASEMENT ENTRY REMOVED.
 - 8. LEVELS ADJUSTED.
 - 9. BASEMENT EXTENT & CONFIGURATION ADJUSTED.
 - 10. UNIT LAYOUT MODIFIED.
 - 11. FACADE ARTICULATION.
 - 12. MATERIAL UPDATE.
 - 13. SUBSTATION UPDATED.
 - 14. HEIGHT OF FRONTAGE WALL REDUCED.
 - 15. VISITOR CAR PARKING ADDED.

LIMESTONE AVENUE

PRECINCT ONE

11.
FACADE ARTICULATION
DIMENSIONS



5.
PERCOLA

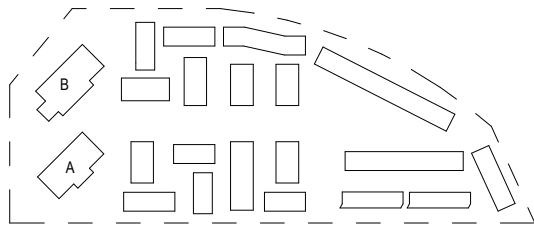
TENNIS COURT
RL 592.000

11.
FACADE ARTICULATION
DIMENSIONS



8.
L1 RL 591.500
L2 RL 594.500
L3 RL 597.500
L4 RL 600.500
L5 RL 603.500

REV	DESCRIPTION	DATE
A	ISSUE FOR WORKS APPROVAL	15.01.2020
B	WORKS APPROVAL AMENDMENT	28.06.2021
C	ISSUE FOR WORKS APPROVAL AMENDMENT	12.11.2025



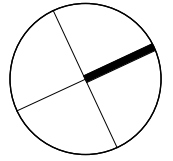
DOMA

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PROJECT **THE FOOTHILLS**
BLOCKS 4 & 5 SECTION 38 CAMPBELL
PROJECT No. **1624**

DRAWING No. **WA1 - 104**
DRAWING TITLE **PRECINCT 1 - PLAN - LEVELS 1-5**
SCALE
DATE **2025**



WORKS APPROVAL AMENDMENT

1. VEHICULAR CIRCULATION & LANDSCAPE ADJUSTED.
2. BASEMENT ENTRY RELOCATED.
3. WASTE ROOM RELOCATED.
4. GYM UPDATE.
5. LANDSCAPE & AMENITY AMENDMENTS.
6. NUMBER OF RESIDENTIAL LEVELS INCREASED FROM 8 TO 9.
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8. LEVELS ADJUSTED.
9. BASEMENT EXTENT & CONFIGURATION ADJUSTED.
10. UNIT LAYOUT MODIFIED.
11. FACADE ARTICULATION.
12. MATERIAL UPDATE.
13. SUBSTATION UPDATED.
14. HEIGHT OF FRONTAGE WALL REDUCED.
15. VISITOR CAR PARKING ADDED.

LIMESTONE AVENUE

BOUNDARY
BOUNDARY

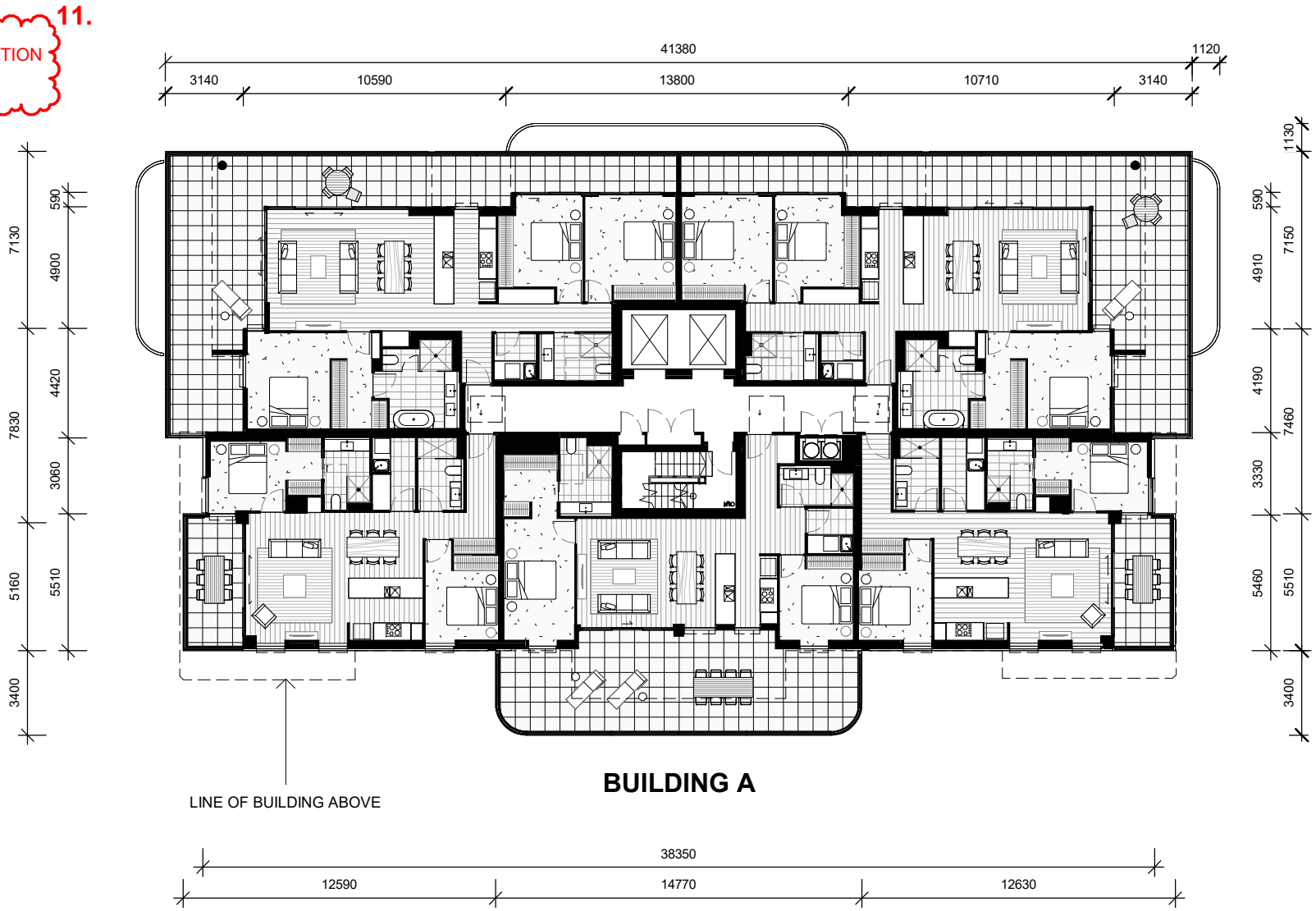
PRECINCT ONE

BOUNDARY

11.
FACADE ARTICULATION
DIMENSIONS

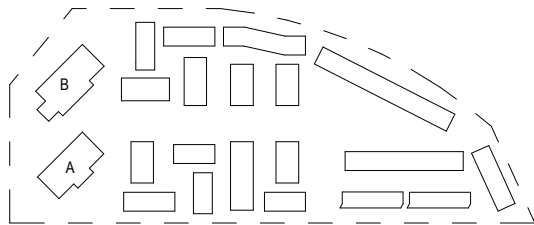


11.
FACADE ARTICULATION
DIMENSIONS



8.
L6
RL 606.500

REV	DESCRIPTION	DATE
A	ISSUE FOR WORKS APPROVAL	15.01.2020
B	WORKS APPROVAL AMENDMENT	28.06.2021
C	ISSUE FOR WORKS APPROVAL AMENDMENT	12.11.2025



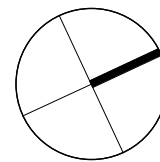
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PROJECT **THE FOOTHILLS**
BLOCKS 4 & 5 SECTION 38 CAMPBELL
PROJECT No. **1624**

DRAWING No. **WA1 - 105**
DRAWING TITLE **PRECINCT 1 - PLAN - LEVEL 6**
SCALE
DATE **2025**



WORKS APPROVAL AMENDMENT

1. VEHICULAR CIRCULATION & LANDSCAPE ADJUSTED.
2. BASEMENT ENTRY RELOCATED.
3. WASTE ROOM RELOCATED.
4. GYM UPDATE.
5. LANDSCAPE & AMENITY AMENDMENTS.
6. NUMBER OF RESIDENTIAL LEVELS INCREASED FROM 8 TO 9.
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8. LEVELS ADJUSTED.
9. BASEMENT EXTENT & CONFIGURATION ADJUSTED.
10. UNIT LAYOUT MODIFIED.
11. FACADE ARTICULATION.
12. MATERIAL UPDATE.
13. SUBSTATION UPDATED.
14. HEIGHT OF FRONTAGE WALL REDUCED.
15. VISITOR CAR PARKING ADDED.

LIMESTONE AVENUE

BOUNDARY
BOUNDARY

PRECINCT ONE

11.
FACADE ARTICULATION
DIMENSIONS

8140
2940
7480
10010
8410

8940 3090 13540 3100 8940
870 33400 810



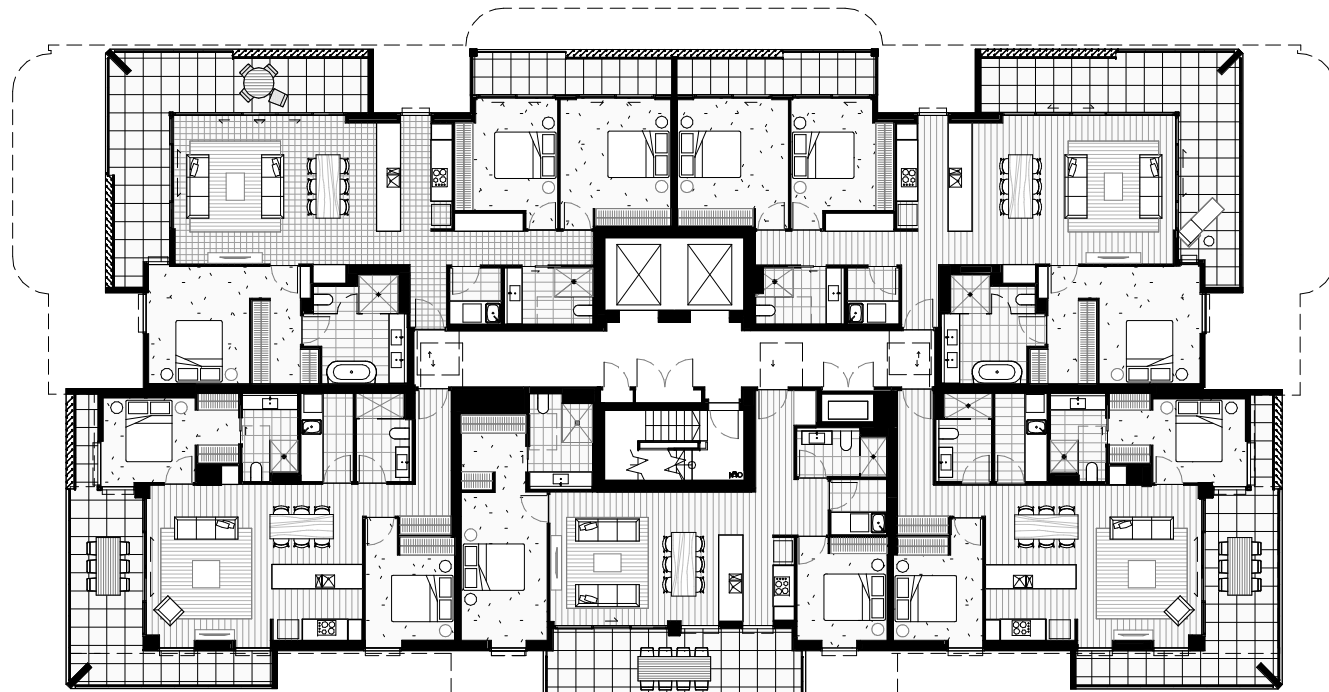
LINE OF BUILDING BELOW

1280 13660 7990 13680 1510
6800 8620 8670 8900 6800

11.
FACADE ARTICULATION
DIMENSIONS

8860 3200 13480 3220 8860
33350

8000
5130
3180
3180
3180
3180
8000



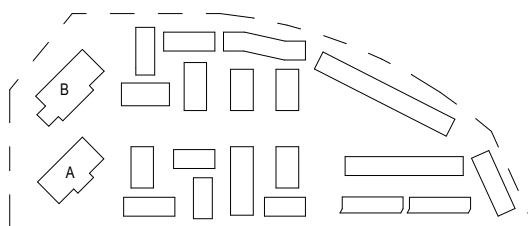
LINE OF BUILDING BELOW

1500 35120 1500
6980 8790 8670 8770 7000

8.
L7 RL 609.500
L8 RL 512.500

4880
10480
3210
3210
3310
5230
6890

REV	DESCRIPTION	DATE
A	ISSUE FOR WORKS APPROVAL	15.01.2020
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C	ISSUE FOR WORKS APPROVAL AMENDMENT	12.11.2025



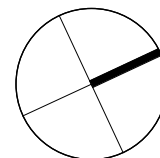
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PROJECT **THE FOOTHILLS**
BLOCKS 4 & 5 SECTION 38 CAMPBELL
PROJECT No. **1624**

DRAWING No. **WA1 - 106**
DRAWING TITLE **PRECINCT 1 - PLAN - LEVELS 7 - 8**
SCALE
DATE **2025**



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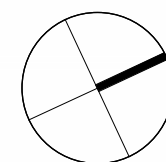
1. VEHICULAR CIRCULATION & LANDSCAPE ADJUSTED.
2. BASEMENT ENTRY RELOCATED.
3. WASTE ROOM RELOCATED.
4. GYM UPDATE.
5. LANDSCAPE & AMENITY AMENDMENTS.
6. NUMBER OF RESIDENTIAL LEVELS INCREASED FROM 8 TO 9.
7. CONCIERGE AND BASEMENT ENTRY REMOVED.
8. LEVELS ADJUSTED.
9. BASEMENT EXITS & CONFIGURATION ADJUSTED.
10. UNIT LAYOUT MODIFIED.
11. FACADE ARTICULATION.
12. MATERIAL UPDATE.
13. SUBSTANTIATION UPDATED.
14. HEIGHT OF FRONTAGE WALL REDUCED.
15. VISITOR CAR PARKING ADDED.



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DRAWING No. **WA1 - 201**
DRAWING TITLE **PRECINCT 1 - ELEVATIONS**
SCALE **1:200 @ A1**
DATE **2025**



1. VEHICULAR CIRCULATION & LANDSCAPE ADJUSTED.
2. BASEMENT ENTRY RELOCATED.
3. WASTE ROOM RELOCATED.
4. GYM UPDATE.
5. LANDSCAPE & AMENITY AMENDMENTS.
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11. FACADE ARTICULATION.
12. MATERIAL UPDATE.
13. SUBSTATION UPDATED.
14. HEIGHT OF FRONTAGE WALL REDUCED.
15. VISITOR CAR PARKING ADDED.



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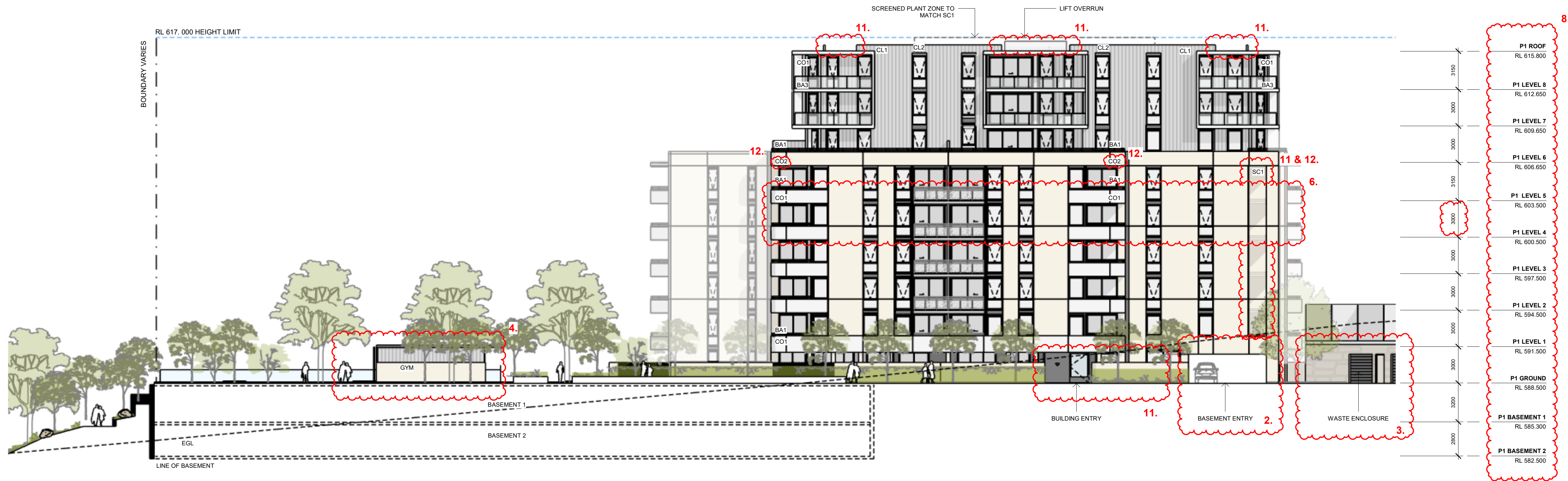
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A circle is divided into four equal sectors by two perpendicular diameters. One of these sectors is shaded black, representing $\frac{1}{4}$ of the whole circle.

- WORKS APPROVAL AMENDMENT**
1. VEHICULAR CIRCULATION & LANDSCAPE ADJUSTED.
 2. BASEMENT ENTRY RELOCATED.
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 13. SUBSTATION UPDATED.
 14. HEIGHT OF FRONTAGE WALL REDUCED.
 15. VISITOR CAR PARKING ADDED.

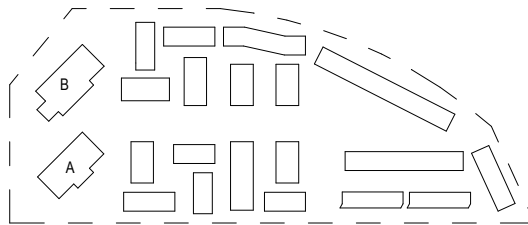


1 - SOUTH EAST - BUILDING A



2 - SOUTH EAST - BUILDING B

REV	DESCRIPTION	DATE
A	ISSUE FOR WORKS APPROVAL	15.01.2020
B	WORKS APPROVAL AMENDMENT	28.06.2021
C	ISSUE FOR WORKS APPROVAL AMENDMENT	12.11.2025



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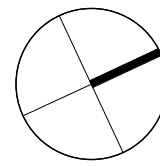
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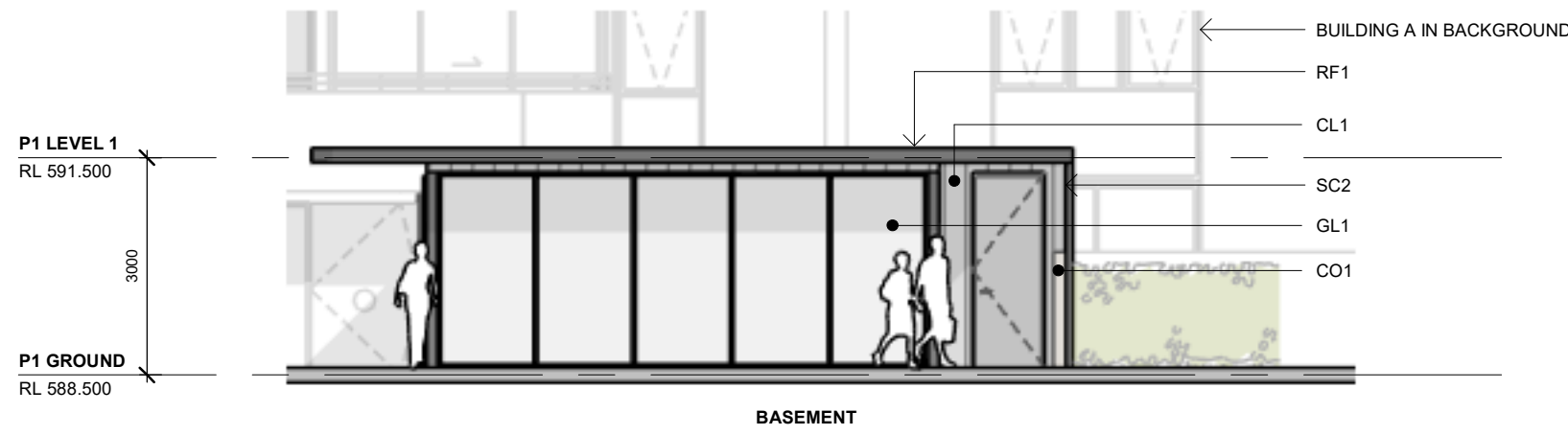
PROJECT **THE FOOTHILLS**
BLOCKS 4 & 5 SECTION 38 CAMPBELL

PROJECT No. **1624**

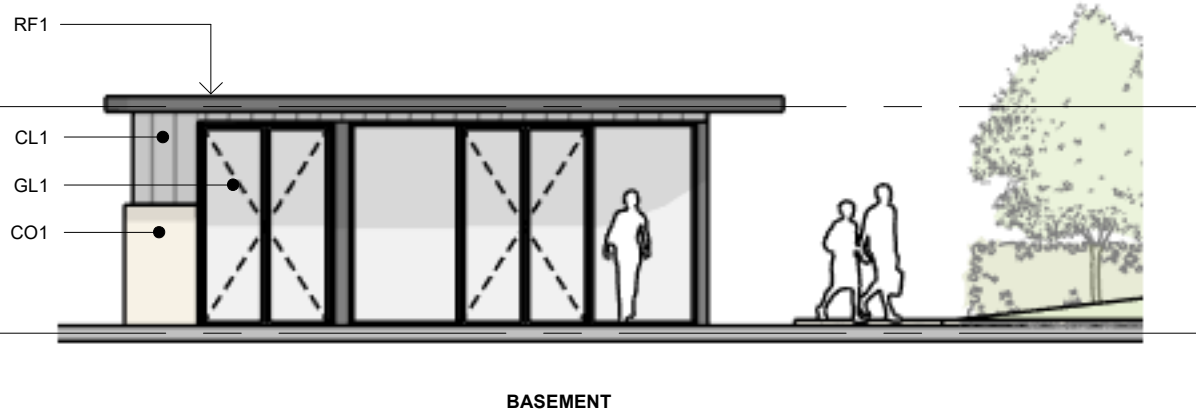
DRAWING No. **WA1 - 203**
DRAWING TITLE **PRECINCT 1 - ELEVATIONS**
SCALE **1:200 @ A1**
DATE **2025**



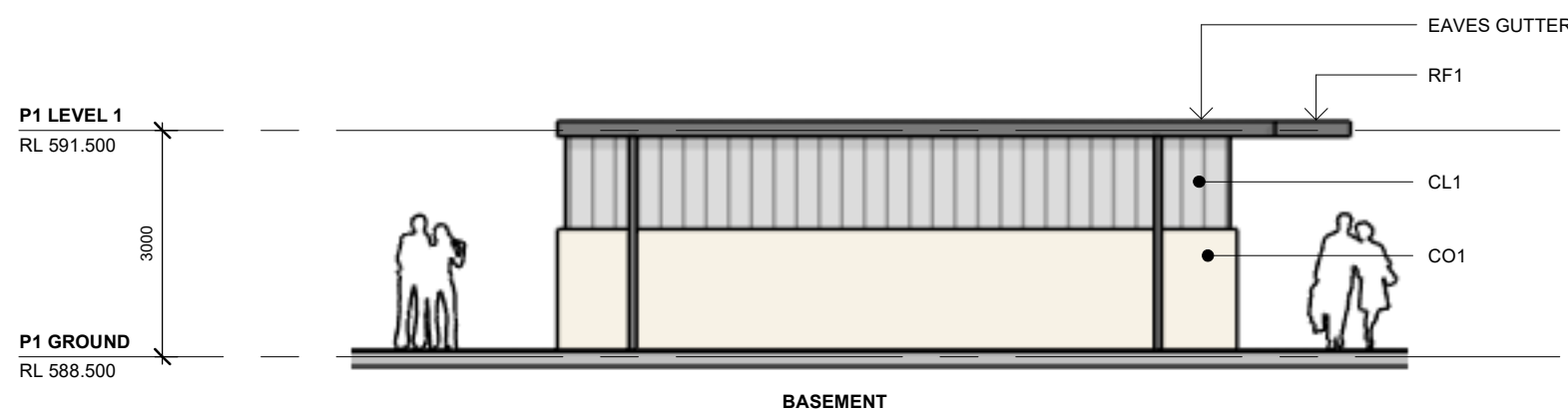
- WORKS APPROVAL AMENDMENT**
- 1. VEHICULAR CIRCULATION & LANDSCAPE ADJUSTED.
 - 2. BASEMENT ENTRY RELOCATED.
 - 3. WASTE ROOM RELOCATED.
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 - 12. MATERIAL UPDATE.
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 - 14. HEIGHT OF FRONTAGE WALL REDUCED.
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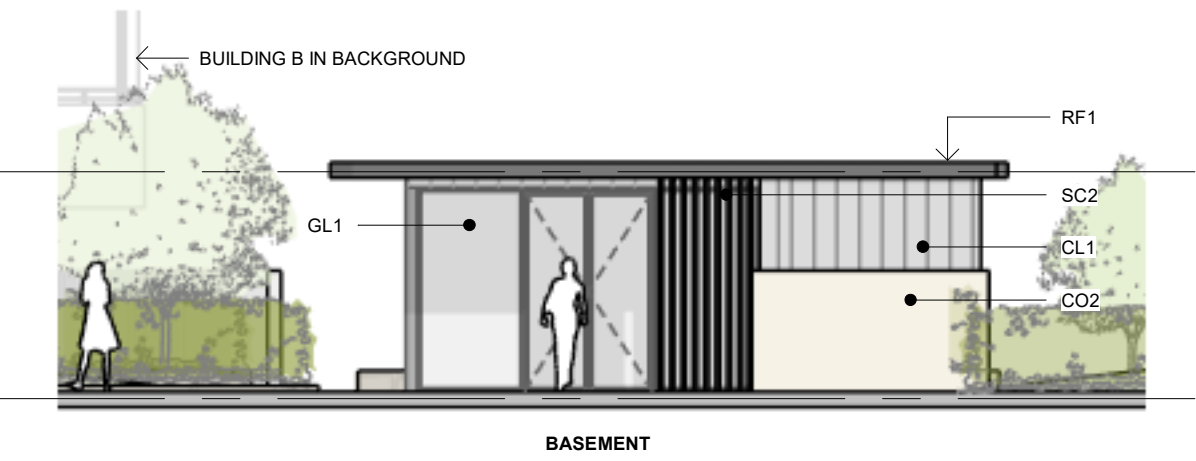
1 GYM - WEST ELEVATION



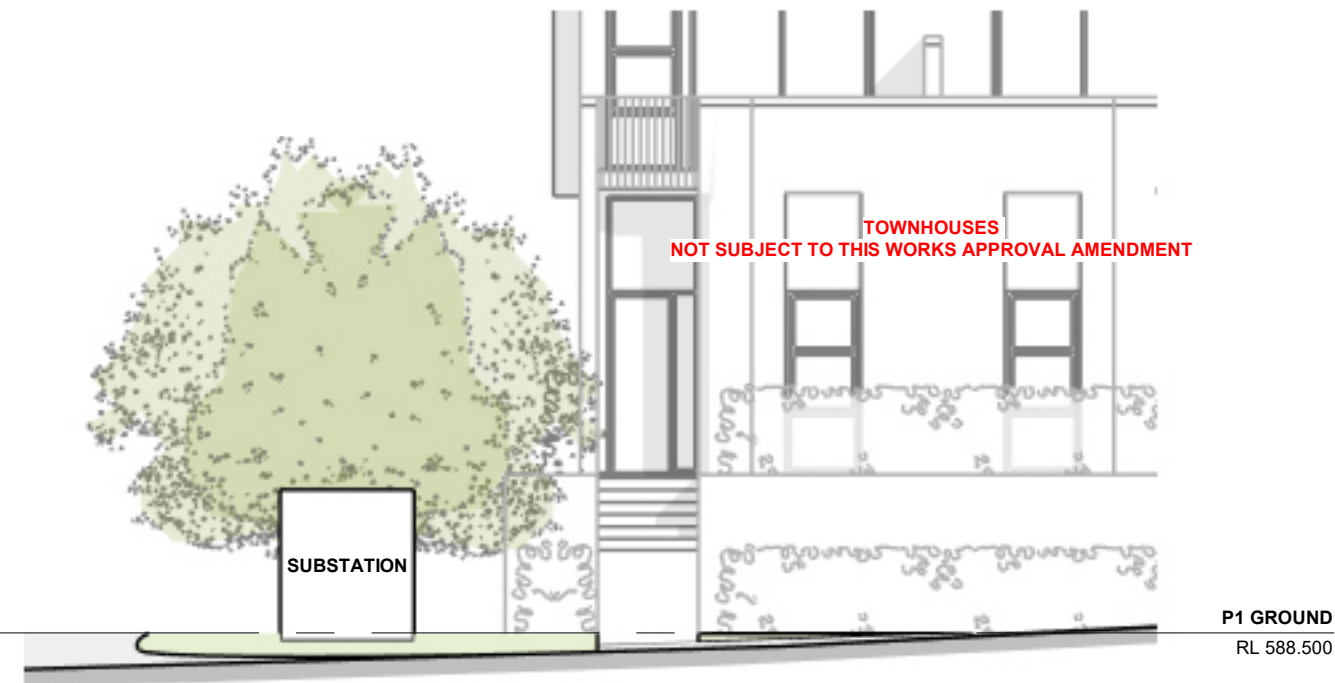
2 GYM - NORTH ELEVATION



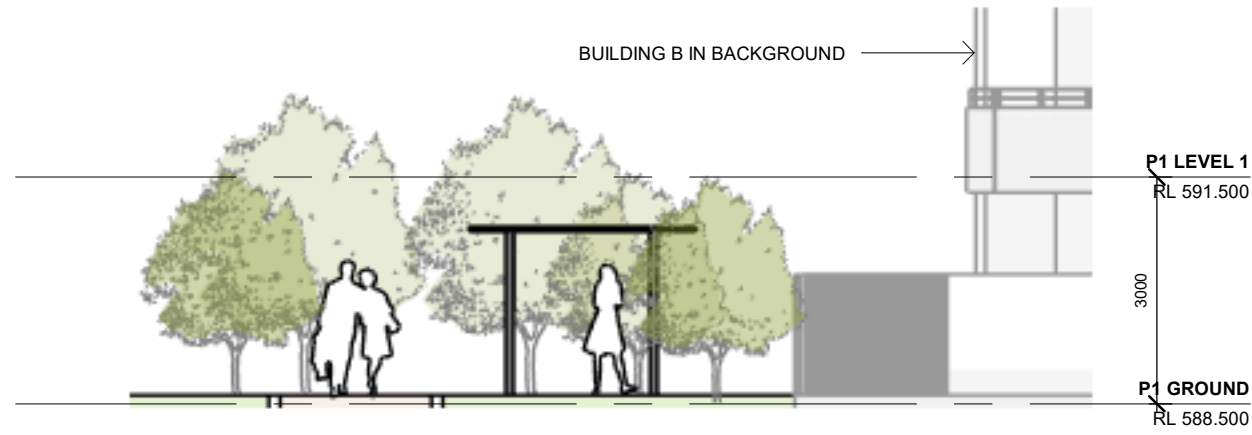
3 GYM - EAST ELEVATION



4 GYM - SOUTH ELEVATION



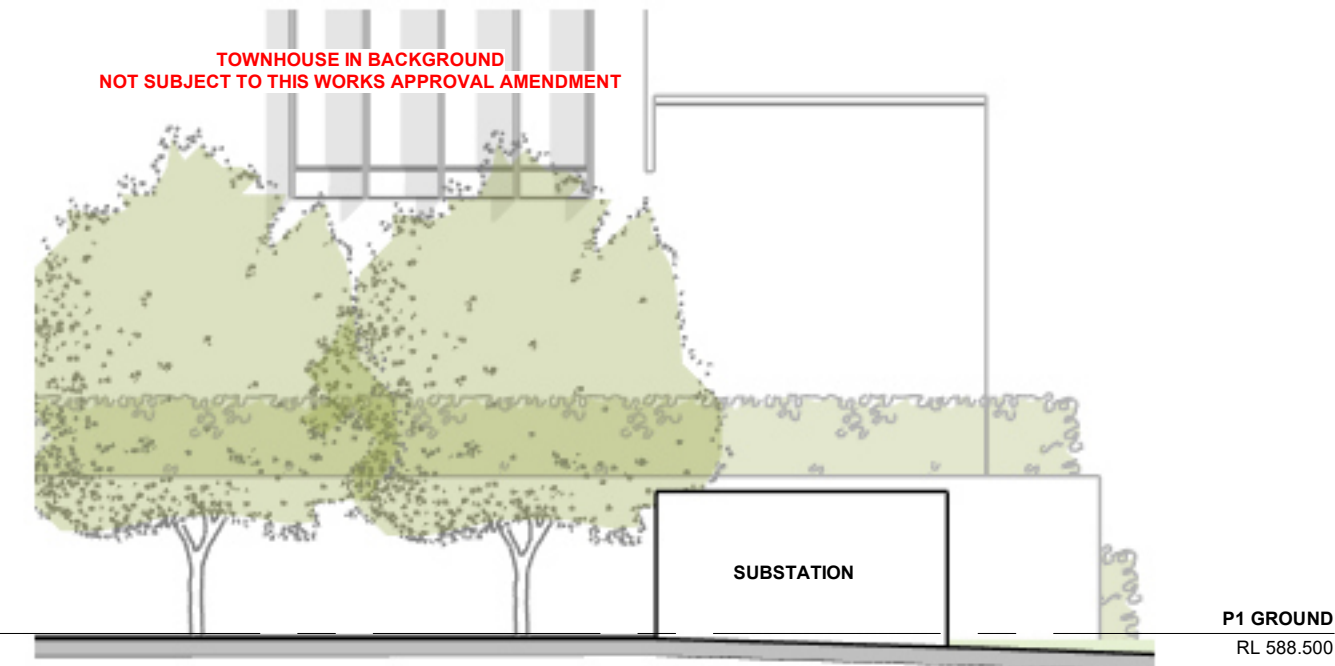
5 SUBSTATION - SOUTH ELEVATION



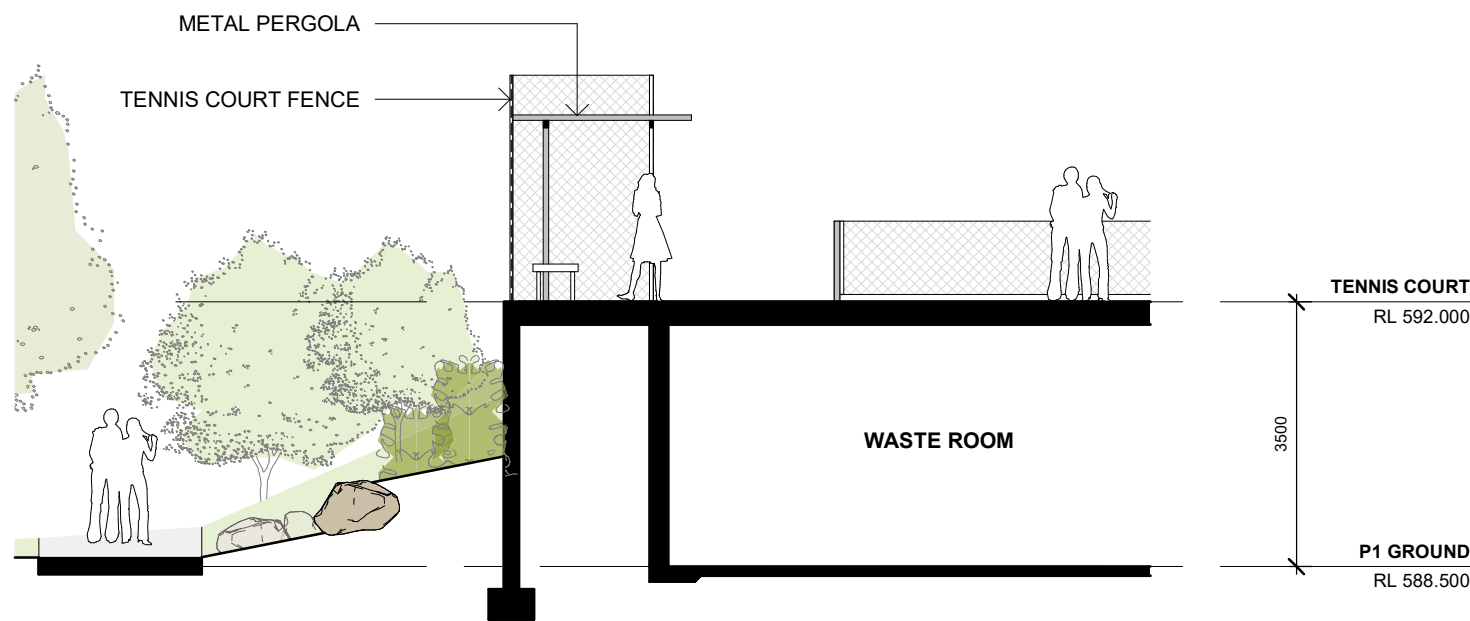
7 PERGOLA - SOUTH ELEVATION



8 PERGOLA - WEST ELEVATION

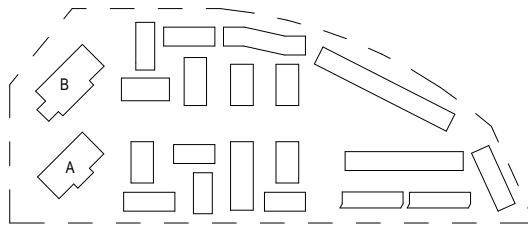


6 SUBSTATION - WEST ELEVATION



9 TENNIS COURT PERGOLA - SECTION

REV	DESCRIPTION	DATE
A	ISSUE FOR WORKS APPROVAL AMENDMENT	12.11.2025



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PROJECT **THE FOOTHILLS**
BLOCKS 4 & 5 SECTION 38 CAMPBELL
PROJECT No. **1624**

DRAWING No. **WA1 - 205**
DRAWING TITLE **PRECINCT 1 - ELEVATIONS**
SCALE **1:50 @ A1**
DATE **2025**

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1. VEHICULAR CIRCULATION & LANDSCAPE ADJUSTED.
2. BASEMENT ENTRY RELOCATED.
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11. FACADE ARTICULATION.
12. MATERIAL UPDATE.
13. SUBSTATION UPDATED.
14. HEIGHT OF FRONTAGE WALL REDUCED.
15. VISITOR CAR PARKING ADDED.



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