

# Delmore

VINEWAY LIMITED | TERRA STUDIO

SITE PLANS



DRAWING REGISTER

SITE PLANS

A - S - 1 - 01

001, 002- DRAWING NUMBER

1 - PLANS

2 - ELEVATIONS

3 - SECTIONS

4 - ADDITIONAL

S - SITE

S1 - STAGE 1

S2 - STAGE 2

A - ARCHITECTURE

DRAWING INDEX - SITE PLANS		
LAYOUT ID	LAYOUT NAME	REV ID
A-S-1-01	SITE - LEGAL	A
A-S-1-02	SITE - EXISTING	A
A-S-1-03	SITE - PROPOSED	A
A-S-1-04	SITE PLAN - STAGES	A
A-S-1-05	SITE - STANDARD TYPOLOGY	A
A-S-1-06	SITE - STANDARD BESPOKE	A
A-S-1-07	SITE - COVERAGES	A
A-S-1-08	SITE PLAN - OFFSET PLANTING	A

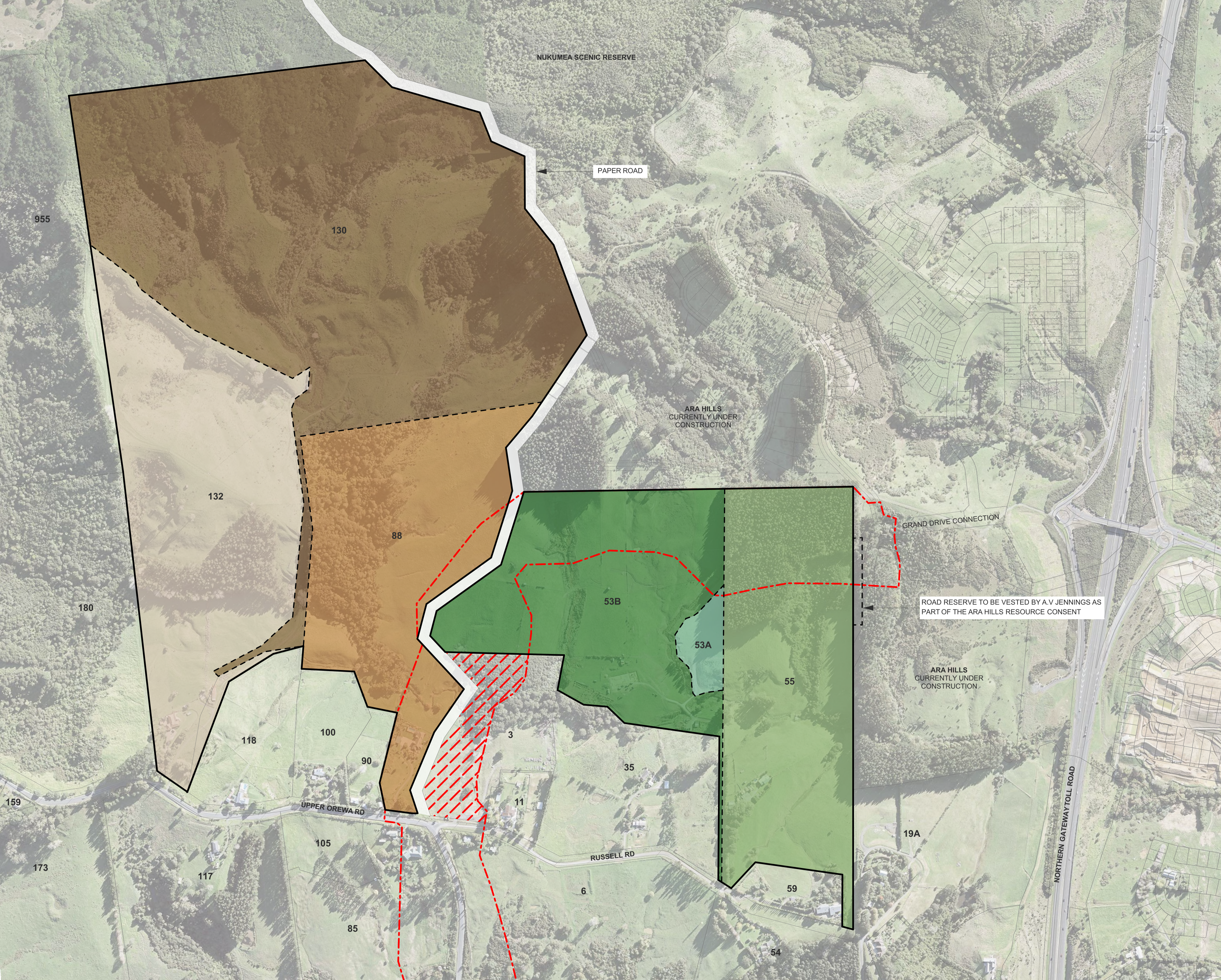
# Delmore

## PROJECT SUMMARY OVERALL PROPOSAL

53A, 53B, 55 RUSSELL ROAD  
88, 130, 132 UPPER OREWA ROAD

TOTAL LOTS	1218 LOTS OVERALL ADDITIONALLY, THE PROPOSAL SEEKS APPROVAL FOR A 9,400m <sup>2</sup> UNSERVICED SUPERLOT FOR FUTURE DEVELOPMENT IN STAGE 2
TYPES	22 STANDARD + 42 BESPOKE FLOOR PLAN DESIGNS
3G.1	3 BED, GARAGE, SINGLE LEVEL - 436
4G.1	4 BED, GARAGE, SINGLE LEVEL - 53
5G.1	5 BED, GARAGE, SINGLE LEVEL - 3
3.2	3 BED, TWO LEVELS - 95
3G.2	3 BED, GARAGE, TWO LEVELS - 5
4G.2	4 BED, GARAGE, TWO LEVELS - 309
5G.2	5 BED, GARAGE, TWO LEVELS - 317
SINGLE LEVEL / DOUBLE LEVEL HOMES	492 SINGLE (40%) / 726 DOUBLE (60%) + SUPERLOT
ZERO LOT / STANDALONE BOUNDARY	146 ZERO LOT (12%) / 1072 STANDALONE (88%)
TOTAL OVERALL SITE AREA (UPPER OREWA ROAD)	109.2 HA
PRIVATE LOT AREA	456,752m2
BUILDING COVERAGE	116,447m2 - 25.5% OF THE 'PRIVATE LOT AREA'
IMPERMEABLE COVERAGE	209,604m2 APPROX - 45.9% OF THE 'PRIVATE LOT AREA'
RETAINED WETLANDS / STREAMS / RIPARIAN ACROSS STAGE 1 AND 2	APPROXIMATELY 43.7 HECTARES (40%) OF NATURAL ENVIRONMENT ACROSS THE SITE IS TO BE MAINTAINED, PROTECTED OR ENHANCED
LOTS SERVICED BY JOALS	456 - 37% OF THE OVERALL LOT TOTAL





TERRA STUDIO

PROJECT KEY

53A RUSSELL ROAD  
LOT 1 DP 497022  
1.0963 HA

53B RUSSELL ROAD  
LOT 2 DP 497022  
14.8825 HA

55 RUSSELL ROAD  
LOT 1 DP 336616  
14.7674 HA

SITE AREA30.7462 HA

88 UPPER OREWA ROAD  
LOT 2 DP 418770  
15.7286 HA

130 UPPER OREWA ROAD  
LOT 2 DP 153477  
42.2000 HA

132 UPPER OREWA ROAD  
LOT 1 DP 153477  
20.5220 HA

SITE AREA78.4506 HA

OVERALL SITE AREA109.1968 HA

KEY

WIDER SITE BOUNDARY

INTERNAL SITE BOUNDARY

NOR 6 DESIGNATION

NOR 6 DESIGNATION WITHIN  
NEIGHBOURING 3 RUSSELL RD

PAPER ROAD - VESTED

CLIENTVINEWAY LIMITED

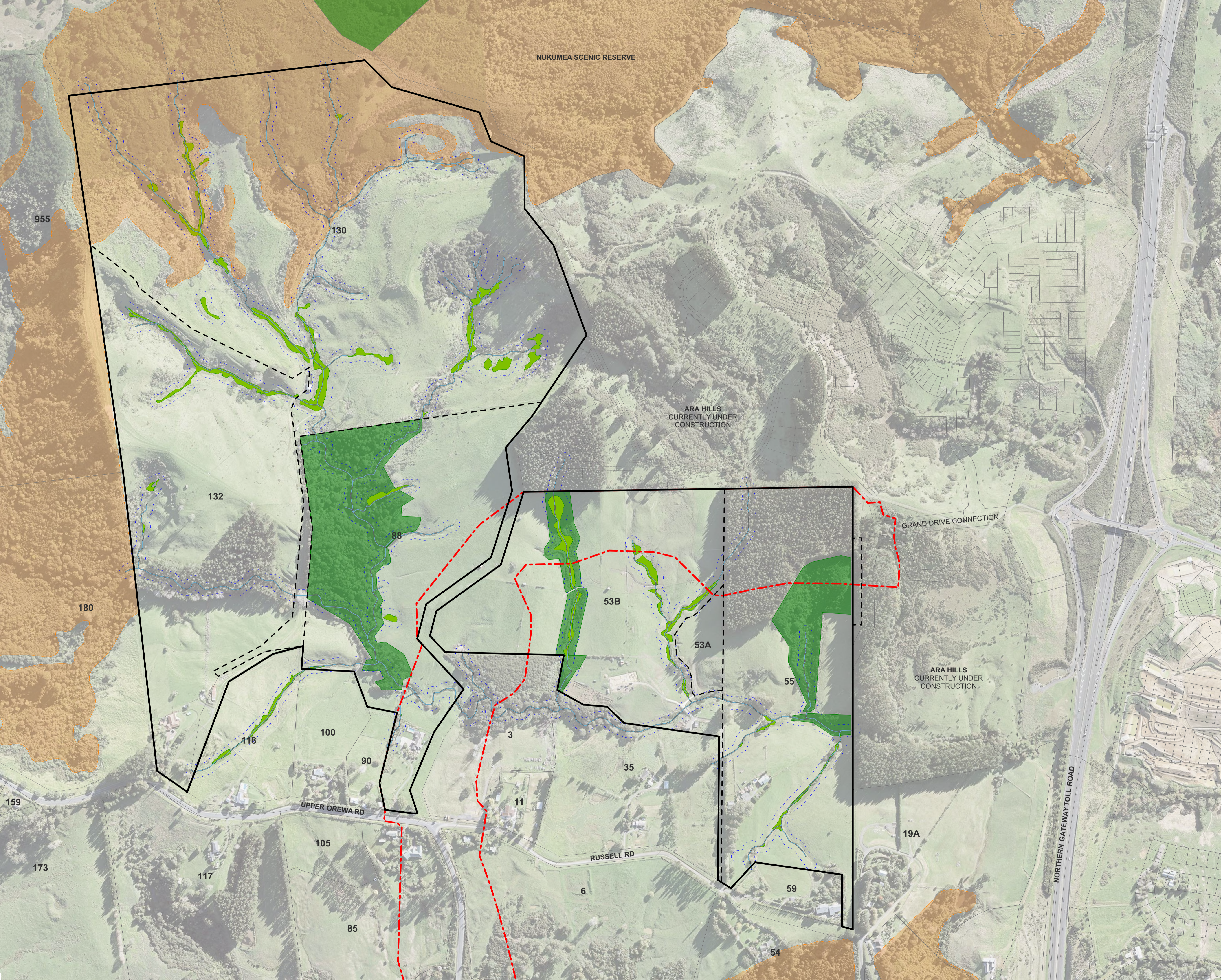
PROJECT NAMEDELMORE

DRAWING TITLESITE - LEGAL

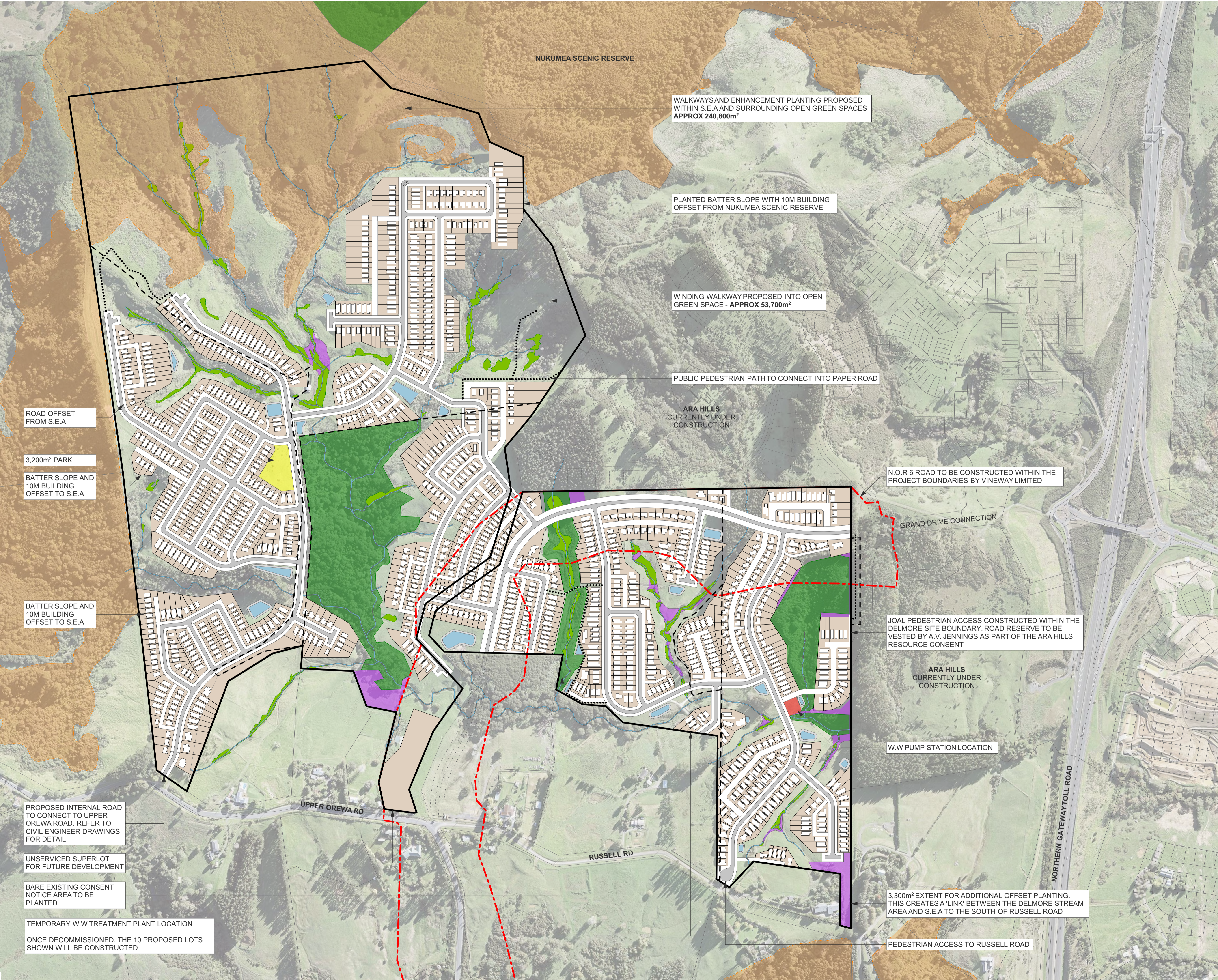
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REVISION NO.A

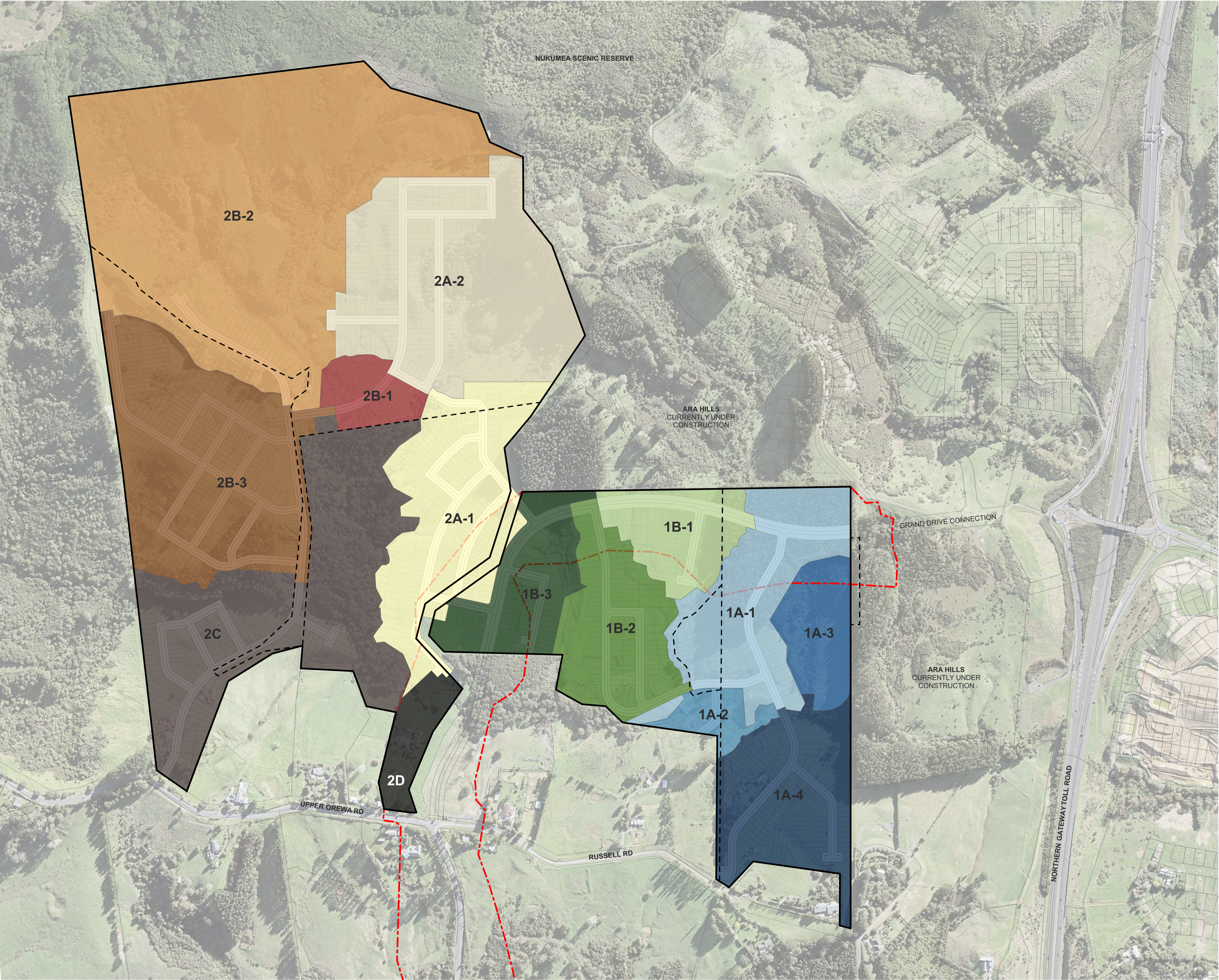
DRAWING NO.A-S-1-01



TERRA STUDIO	
PROJECT KEY	
LEGAL	
	WIDER SITE BOUNDARY
	INTERNAL SITE BOUNDARY
	N.O.R 6 DESIGNATION
ECOLOGY	
	STREAM
	WETLAND
	STREAM/WETLAND 10m OFFSET
	CONSENT NOTICE AREA
	SIGNIFICANT ECOLOGICAL AREA
CLIENT	VINEWAY LIMITED
PROJECT NAME	DELMORE
DRAWING TITLE	SITE - EXISTING
SCALE	1:3000
REVISION NO.	A
DRAWING NO.	A-S-1-02



TERRA STUDIO	
PROJECT KEY	
PUBLIC REALM	
LEGAL	
	WIDER SITE BOUNDARY
	INTERNAL EX. SITE BOUNDARY
	N.O.R 6 DESIGNATION
SITE	
	STREAM
	WETLAND
	CONSENT NOTICE AREA
	SIGNIFICANT ECOLOGICAL AREA
	DRAINAGE RESERVE TO VEST
	OPEN GREEN SPACE
	OFFSET PLANTING
	W.W PUMP STATION
	PUBLIC PATH - DESIGN TBC
PRIVATE REALM	
	PRIVATE LOT
<b>NOTE:</b> ONLY THE 'NET' SITE IS DISPLAYED AT THIS SCALE. FOR 'GROSS' LOT BOUNDARIES WHICH EXTEND OVER THE RIPARIAN MARGIN, REFER EITHER TO THE CIVIL SCHEME PLAN OR THE 1:200 SCALE ARCHITECTURAL DRAWINGS	
TOTAL LOTS	
STAGE 1	469
STAGE 2	749 + SUPERLOT
TOTAL	1218 + SUPERLOT
TYPOLOGY MATRIX	
STANDARD FLOOR PLANS	22
BESPOKE FLOOR PLANS	42
SINGLE LEVEL	492 (40%)
TWO LEVEL	726 (60%)
3-BED TYPOLOGY	536 (44%)
4-BED TYPOLOGY	362 (30%)
5-BED TYPOLOGY	320 (26%)
CLIENT	VINEWAY LIMITED
PROJECT NAME	DELMORE
DRAWING TITLE	SITE - PROPOSED
SCALE	1:3000
REVISION NO.	A
DRAWING NO.	
A-S-1-03	



TERRA STUDIO	
PROJECT KEY	
STAGE 1 - 469 TOTAL LOTS	
1A-1	120 PRIVATE LOTS 13 INFRASTRUCTURE LOTS
1A-2	10 PRIVATE LOTS 2 INFRASTRUCTURE LOTS
1A-3	25 PRIVATE LOTS 2 INFRASTRUCTURE LOTS
1A-4	102 PRIVATE LOTS 9 INFRASTRUCTURE LOTS
1B-1	44 PRIVATE LOTS 10 INFRASTRUCTURE LOTS
1B-2	110 PRIVATE LOTS 6 INFRASTRUCTURE LOTS
1B-3	58 PRIVATE LOTS 5 INFRASTRUCTURE LOTS
STAGE 2 - 749 TOTAL LOTS + 1 SUPERLOT	
2A-1	166 PRIVATE LOTS 12 INFRASTRUCTURE LOTS
2A-2	181 PRIVATE LOTS 10 INFRASTRUCTURE LOTS
2B-1	30 PRIVATE LOTS 5 INFRASTRUCTURE LOTS
2B-2	42 PRIVATE LOTS 2 INFRASTRUCTURE LOTS
2B-3	215 PRIVATE LOTS 14 INFRASTRUCTURE LOTS
2C	115 PRIVATE LOTS 5 INFRASTRUCTURE LOTS
2D	1 UNSERVICED SUPER LOT FOR FUTURE DEVELOPMENT
CLIENT	VINEWAY LIMITED
PROJECT NAME	DELMORE
DRAWING TITLE	SITE PLAN - STAGES
SCALE	1:3000
REVISION NO.	A
DRAWING NO.	A-S-1-04



TERRA STUDIO

PROJECT KEY

TYPE	LEVELS	BEDS	GARAGE	GFA (aprx)
3 BED - GARAGE - SINGLE LEVEL				
3G.1 - A	1	3	1	98m <sup>2</sup>
3G.1 - B	1	3	1	110m <sup>2</sup>
3G.1 - C	1	3	1	115m <sup>2</sup>
3G.1 - D	1	3	1	121m <sup>2</sup>
3G.1 - E	1	3-4	1	135m <sup>2</sup>
3G.1 - F	1	3	1	105m <sup>2</sup>
3G.1 - G	1	3	1	108m <sup>2</sup>
3G.1 - H	1	3	1	119m <sup>2</sup>
3G.1 - I	1	3	1	113m <sup>2</sup>
4 BED - GARAGE - SINGLE LEVEL				
4G.1 - A	1	4	1	127m <sup>2</sup>
4G.1 - B	1	4-5	1	146m <sup>2</sup>
4G.1 - C	1	4	2	175m <sup>2</sup>
4G.1 - D	1	4	1	159m <sup>2</sup>
3 BED - GARAGE - TWO LEVEL				
3.2 - A	2	3	1	101m <sup>2</sup>
4 BED - GARAGE - TWO LEVEL				
4G.2 - A	2	4	1	143m <sup>2</sup>
4G.2 - B	2	4	1	171m <sup>2</sup>
4G.2 - C	2	4	1	157m <sup>2</sup>
4G.2 - D	2	4	2	170m <sup>2</sup>
4G.2 - E	2	4	1	131m <sup>2</sup>
4G.2 - F	2	4	1	165m <sup>2</sup>
4G.2 - G	2	4	1	165m <sup>2</sup>
5 BED - GARAGE - TWO LEVEL				
5G.2 - A	2	5	1	156m <sup>2</sup>
BESPOKE DESIGN				
REFER TO BESPOKE TYPOLOGY PLAN				

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE

DRAWING TITLE

SITE - STANDARD  
TYPOLOGY

SCALE

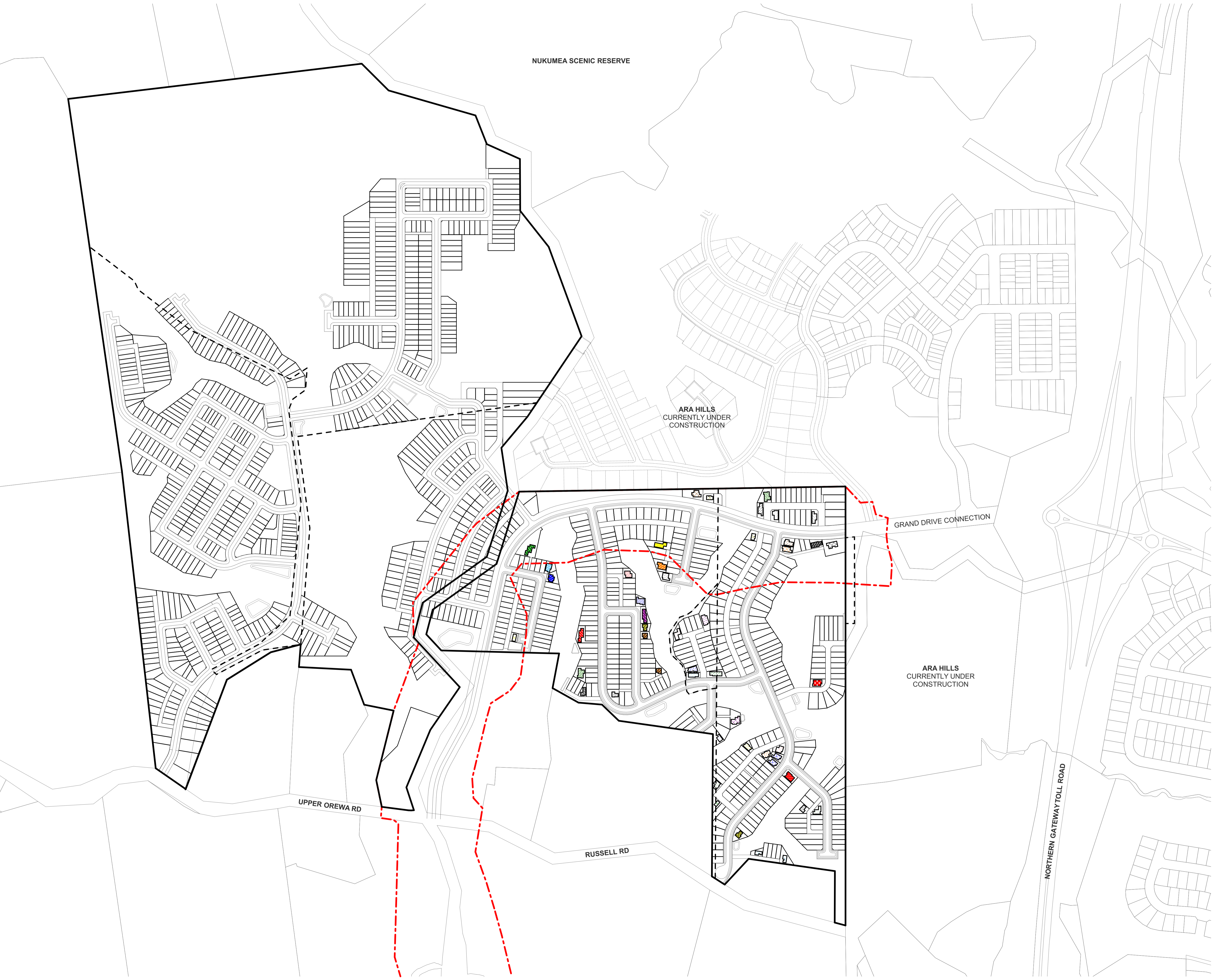
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REVISION NO.

A

DRAWING NO.

A-S-1-05



TERRA STUDIO

PROJECT KEY

TYPE	LEVELS	BEDS	GARAGE	GFA
BESPOKE DESIGNS				
B1	1	4	1	135.6m <sup>2</sup>
B2	1	3	1	106.1m <sup>2</sup>
B3	1	3	2	130.2m <sup>2</sup>
B4	1	4	2	157.9m <sup>2</sup>
B5	1	3	1	123.5m <sup>2</sup>
B6	1	4	2	151.2m <sup>2</sup>
B7	1	3	2	123.8m <sup>2</sup>
B8	1	3	2	130.6m <sup>2</sup>
B9	1	3	2	142.7m <sup>2</sup>
B10	1	5	2	173.5m <sup>2</sup>
B11	1	3	2	138.6m <sup>2</sup>
B12	1	3	2	138.6m <sup>2</sup>
B13	1	3	2	143.0m <sup>2</sup>
B14	1	3	2	151.7m <sup>2</sup>
B15	1	5	2	161.4m <sup>2</sup>
B16	1	4	2	162.2m <sup>2</sup>
B17	1	4	2	165.0m <sup>2</sup>
B18	1	4	2	159.5m <sup>2</sup>
B19	1	4	2	163.3m <sup>2</sup>
B20	1	4	1	131.5m <sup>2</sup>
B21	1	3	1	117.7m <sup>2</sup>
B22	1	3	1	126.9m <sup>2</sup>
B23	1	3	2	145.1m <sup>2</sup>
B24	1	4	2	158.4m <sup>2</sup>
B25	2	3	2	152.8m <sup>2</sup>
B26	2	3	1	138.2m <sup>2</sup>
B27	2	4	2	171.1m <sup>2</sup>
B28	2	4	2	174.3m <sup>2</sup>
B29	1	4	2	153.7m <sup>2</sup>
B30	1	4	2	160.6m <sup>2</sup>
B31	2	3	1	134.3m <sup>2</sup>
B32	1	4	1	134.9m <sup>2</sup>
B33	1	4	2	167.8m <sup>2</sup>
B34	1	3	1	118.7m <sup>2</sup>
B35	2	3	0	102.0m <sup>2</sup>
B36	2	4	1	155.1m <sup>2</sup>
B37	1	3	1	112.1m <sup>2</sup>
B38	1	3	1	125.1m <sup>2</sup>
B39	2	4.5	1	150.1m <sup>2</sup>
B40	1	4	2	160.9m <sup>2</sup>
B41	2	4	1	156.8m <sup>2</sup>
B42	1	5	1	144.1m <sup>2</sup>

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE

DRAWING TITLE

SITE - STANDARD  
BESPOKE

SCALE

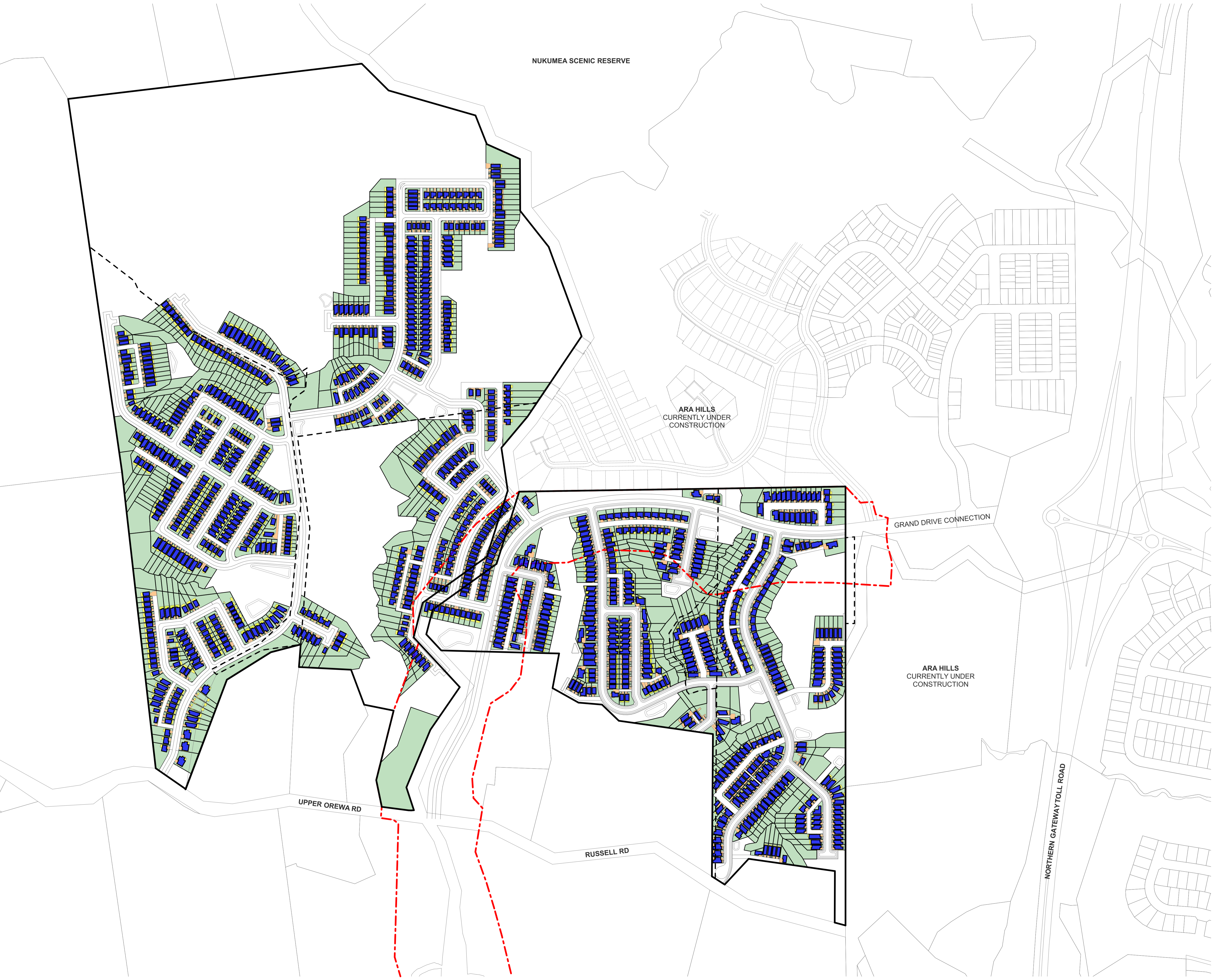
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REVISION NO.

A

DRAWING NO.

A-S-1-06



TERRA STUDIO

PROJECT KEY

NOTE:

REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LOT-SPECIFIC LANDSCAPE DESIGN

REFER TO ARCHITECTURE TYPOLOGY PLAN-BOOK FOR TYPOLOGY-SPECIFIC BUILDING COVERAGE AREAS

BUILDING COVERAGE

IMPERMEABLE COVERAGE

PERMEABLE HARDSCAPE

PRIVATE LOT AREA

BUILDING COVERAGE

STAGE 1

LOT AREA	175,075m <sup>2</sup>
BUILDING COVERAGE	48,667m <sup>2</sup>
PERCENTAGE	27.8%

STAGE 2

LOT AREA	281,677m <sup>2</sup>
BUILDING COVERAGE	67,780m <sup>2</sup>
PERCENTAGE	24.1%

SITE

LOT AREA	456,752m <sup>2</sup>
BUILDING COVERAGE	116,447m <sup>2</sup>
PERCENTAGE	25.5%

IMPERMEABLE COVERAGE

NOTE: PRIVATE LOT IMPERMEABLE COVERAGE AREAS ARE CAPPED AT A MAXIMUM OF BUILDING COVERAGE + 80% FOR THAT SPECIFIC LOT.

EXAMPLE: 100m<sup>2</sup> BUILDING COVERAGE x 1.8 (80% OF BC) = 180m<sup>2</sup> IMPERMEABLE

STAGE 1

IMPERMEABLE AREA (BC x 1.8)	87,600m <sup>2</sup>
PERCENTAGE	50.0%

STAGE 2

IMPERMEABLE AREA (BC x 1.8)	122,004m <sup>2</sup>
PERCENTAGE	43.3%

SITE

IMPERMEABLE AREA (BC x 1.8)	= 209,604m <sup>2</sup>
PERCENTAGE	45.9%

CLIENT	VINEWAY LIMITED
PROJECT NAME	DELMORE
DRAWING TITLE	SITE - COVERAGES
SCALE	1:3000
REVISION NO.	A
DRAWING NO.	A-S-1-07



TERRA STUDIO

PROJECT KEY

EXISTING ECOLOGICAL FEATURES

EX. WETLAND

EX. CONSENT NOTICE AREA

STREAM / WETLAND 10m OFFSET

PROPOSED OFFSET PLANTING

NEW WETLAND TO BE CREATED

NEW CONSENT NOTICE AREA

EXISTING UNPLANTED CONSENT NOTICE AREA TO BE PLANTED.  
APPROXIMATE AREA 1,550m<sup>2</sup>

ADDITIONAL AREA FOR OFFSET PLANTING SPANNING FROM THE INTERNAL STREAM TOWARDS THE SOUTHERN S.E.A.  
APPROXIMATE AREA 3,300m<sup>2</sup>

STAGE 1 OFFSET CALCULATIONS

WETLAND REMOVAL (INCLUDING N.O.R. 6 ROAD CONSTRUCTION)	748m <sup>2</sup>
EARTHWORKS WITHIN EXISTING CONSENT NOTICE AREAS	2,345m <sup>2</sup>
NEW WETLANDS TO BE CREATED	2,400m <sup>2</sup>
NEW CONSENT NOTICE AREAS TO BE PLANTED	2,471m <sup>2</sup>
ADDITIONAL OFFSET PLANTING TO S.E.A	1,550m <sup>2</sup> APPROX
EXISITING CONSENT NOTICE AREA ENHANCEMENT	3,300m <sup>2</sup> APPROX

STAGE 2 OFFSET CALCULATIONS

WETLAND REMOVAL	338m <sup>2</sup>
EARTHWORKS WITHIN EXISTING CONSENT NOTICE AREAS	683m <sup>2</sup>
NEW WETLANDS TO BE CREATED	1,331m <sup>2</sup>
NEW CONSENT NOTICE AREAS TO BE PLANTED	3,877m <sup>2</sup>

CLIENT	VINEWAY LIMITED
PROJECT NAME	DELMORE
DRAWING TITLE	SITE PLAN - OFFSET PLANTING
SCALE	1:3000
REVISION NO.	A
DRAWING NO.	A-S-1-08