

Delmore

VINEWAY LIMITED | TERRA STUDIO

STAGE 1 PLANS



DRAWING REGISTER

STAGE 1 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

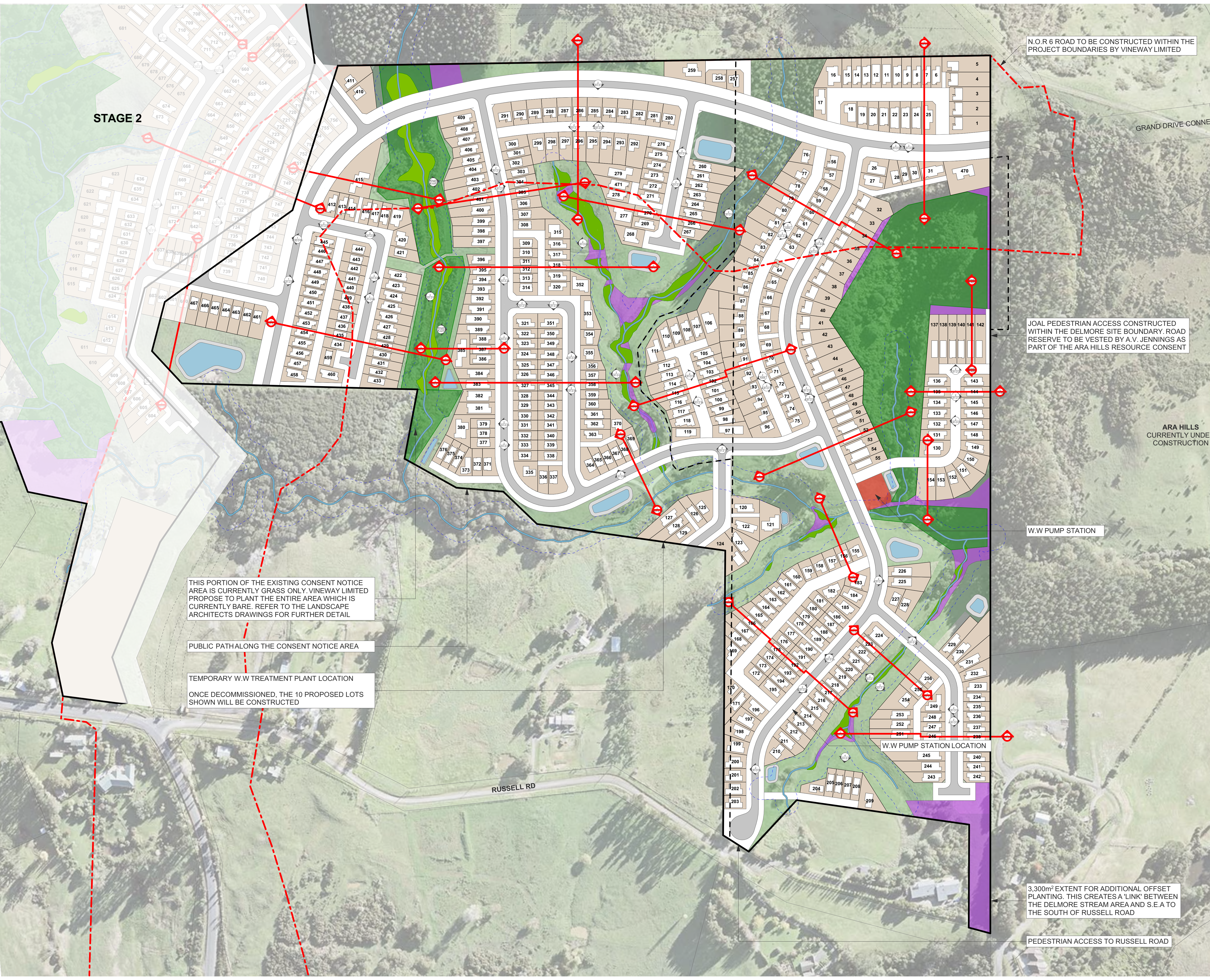
STAGE 1 PLANS INDEX					
LAYOUT ID	LAYOUT NAME	REV ID	LAYOUT ID	LAYOUT NAME	REV ID
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A-S1-1-08	STAGE 1A-1 - FF	A	A-S1-1-66	STAGE 1B-1 - TYPOLOGY	A
A-S1-1-09	STAGE 1A-1 - TYPOLOGY	A	A-S1-1-67	STAGE 1B-1 - GF	A
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A-S1-1-13	STAGE 1A-1 - GF	A	A-S1-1-71	STAGE 1B-1 - FF	A
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A-S1-1-47	STAGE 1A-4 - FF	A	A-S1-1-105	STAGE 1B-3 - TYPOLOGY	A
A-S1-1-48	STAGE 1A-4 - TYPOLOGY	A	A-S1-1-106	STAGE 1B-3 - GF	A
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A-S1-1-54	STAGE 1A-4 - TYPOLOGY	A	A-S1-1-112	STAGE 1B-3 - GF	A
A-S1-1-55	STAGE 1A-4 - GF	A	A-S1-1-113	STAGE 1B-3 - FF	A
A-S1-1-56	STAGE 1A-4 - FF	A	A-S1-1-114	STAGE 1B-3 - TYPOLOGY	A
A-S1-1-57	STAGE 1A-4 - TYPOLOGY	A	A-S1-1-115	STAGE 1B-3 - GF	A
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Delmore

PROJECT SUMMARY STAGE 1

53A, 53B, 55 RUSSELL ROAD

TOTAL LOTS	469 TOTAL LOTS IN STAGE 1 INCLUDING 10 LOTS PROPOSED IN THE TEMPORARY WASTE WATER TREATMENT PLANT LOCATION
TYPOLOGIES	21 STANDARD + 42 BESPOKE FLOOR PLAN DESIGNS 3G.1 - 3 BED, GARAGE, SINGLE LEVEL - <u>219</u> 4G.1 - 4 BED, GARAGE, SINGLE LEVEL - <u>29</u> 5G.1 - 5 BED, GARAGE, SINGLE LEVEL - <u>3</u> 3.2 - 3 BED, TWO LEVELS - <u>4</u> 3G.2 - 3 BED, GARAGE, TWO LEVELS - <u>5</u> 4G.2 - 4 BED, GARAGE, TWO LEVELS - <u>125</u> 5G.2 - 5 BED, GARAGE, TWO LEVELS - <u>84</u>
SINGLE LEVEL / DOUBLE LEVEL HOMES	251 SINGLE (54%) / 218 DOUBLE (46%)
ZERO LOT / STANDALONE BOUNDARY	89 ZERO LOT (19%) / 380 STANDALONE (81%) NO DUPLEX OR TERRACED TYPOLOGIES ARE PROPOSED IN STAGE 1
TOTAL OVERALL SITE AREA (RUSSELL ROAD)	30.7462 HA
PRIVATE LOT AREA	175,075m2
BUILDING COVERAGE	48,667m2 - 27.8% OF THE 'PRIVATE LOT AREA'
IMPERMEABLE COVERAGE	87,600m2 APPROX - 50.0% 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	232 - 49% OF THE LOTS IN STAGE 1



THIS PORTION OF THE EXISTING CONSENT NOTICE AREA IS CURRENTLY GRASS ONLY. VINEWAY LIMITED PROPOSE TO PLANT THE ENTIRE AREA WHICH IS CURRENTLY BARE. REFER TO THE LANDSCAPE ARCHITECTS DRAWINGS FOR FURTHER DETAIL

PUBLIC PATH ALONG THE CONSENT NOTICE AREA

TEMPORARY W.W TREATMENT PLANT LOCATION
ONCE DECOMMISSIONED, THE 10 PROPOSED LOTS SHOWN WILL BE CONSTRUCTED

N.O.R 6 ROAD TO BE CONSTRUCTED WITHIN THE PROJECT BOUNDARIES BY VINEWAY LIMITED

JOAL PEDESTRIAN ACCESS CONSTRUCTED WITHIN THE DELMORE SITE BOUNDARY. ROAD RESERVE TO BE VESTED BY A.V. JENNINGS AS PART OF THE ARA HILLS RESOURCE CONSENT

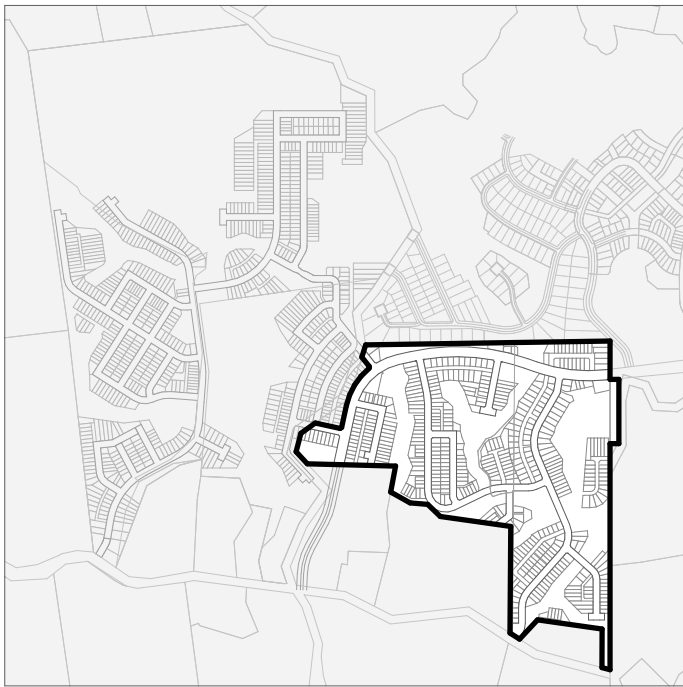
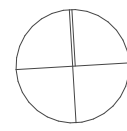
ARA HILLS CURRENTLY UNDER CONSTRUCTION

W.W PUMP STATION

W.W PUMP STATION LOCATION

3,300m² EXTENT FOR ADDITIONAL OFFSET PLANTING. THIS CREATES A 'LINK' BETWEEN THE DELMORE STREAM AREA AND S.E.A TO THE SOUTH OF RUSSELL ROAD

PEDESTRIAN ACCESS TO RUSSELL ROAD



PROJECT KEY

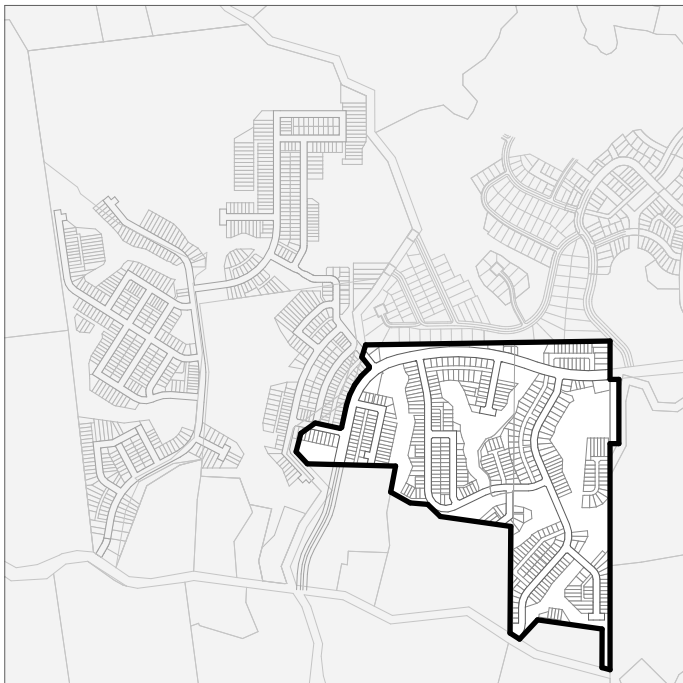
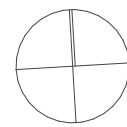
PUBLIC REALM

- LEGAL
- WIDER SITE BOUNDARY
 - INTERNAL EX. SITE BOUNDARY
 - N.O.R 6 DESIGNATION
- SITE
- STREAM
 - WETLAND
 - STREAM/WETLAND 10m OFFSET
 - CONSENT NOTICE AREA
 - SIGNIFICANT ECOLOGICAL AREA
 - DRAINAGE RESERVE TO VEST
 - OPEN GREEN SPACE
 - OFFSET PLANTING
REFER TO OFFSET PLANTING PLAN FOR FURTHER DETAIL
 - W.W PUMP STATION
 - PUBLIC PATH - DESIGN TBC

PRIVATE REALM

- PRIVATE LOT
NOTE: 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
- BUILDING FOOTPRINT

CLIENT	VINEWAY LIMITED
PROJECT NAME	DELMORE - STAGE 1
DRAWING TITLE	STAGE 1 - SITE PLAN
SCALE	1:1500, 1:18000
REVISION NO.	A



PROJECT KEY

TYPE	LEVELS	BEDS	GARAGE	GFA (approx)
3 BED - GARAGE - SINGLE LEVEL				
3G.1 - A	1	3	1	98m²
3G.1 - B	1	3	1	110m²
3G.1 - C	1	3	1	115m²
3G.1 - D	1	3	1	121m²
3G.1 - E	1	3-4	1	135m²
3G.1 - F	1	3	1	105m²
3G.1 - G	1	3	1	108m²
3G.1 - H	1	3	1	119m²
3G.1 - I	1	3	1	113m²
4 BED - GARAGE - SINGLE LEVEL				
4G.1 - A	1	4	1	127m²
4G.1 - B	1	4-5	1	146m²
4G.1 - C	1	4	2	175m²
4G.1 - D	1	4	1	159m²
3 BED - GARAGE - TWO LEVEL				
3.2 - A	2	3	1	101m²
4 BED - GARAGE - TWO LEVEL				
4G.2 - A	2	4	1	143m²
4G.2 - B	2	4	1	171m²
4G.2 - C	2	4	1	157m²
4G.2 - D	2	4	2	170m²
4G.2 - E	2	4	1	131m²
4G.2 - F	2	4	1	165m²
4G.2 - G	2	4	1	165m²
5 BED - GARAGE - TWO LEVEL				
5G.2 - A	2	5	1	156m²
BESPOKE DESIGN				
REFER TO BESPOKE TYPOLOGY PLAN				

CLIENT VINEWAY LIMITED

PROJECT NAME DELMORE - STAGE 1

DRAWING TITLE STAGE 1 - TYPOLOGY PLAN

SCALE 1:1500, 1:18000

REVISION NO. A

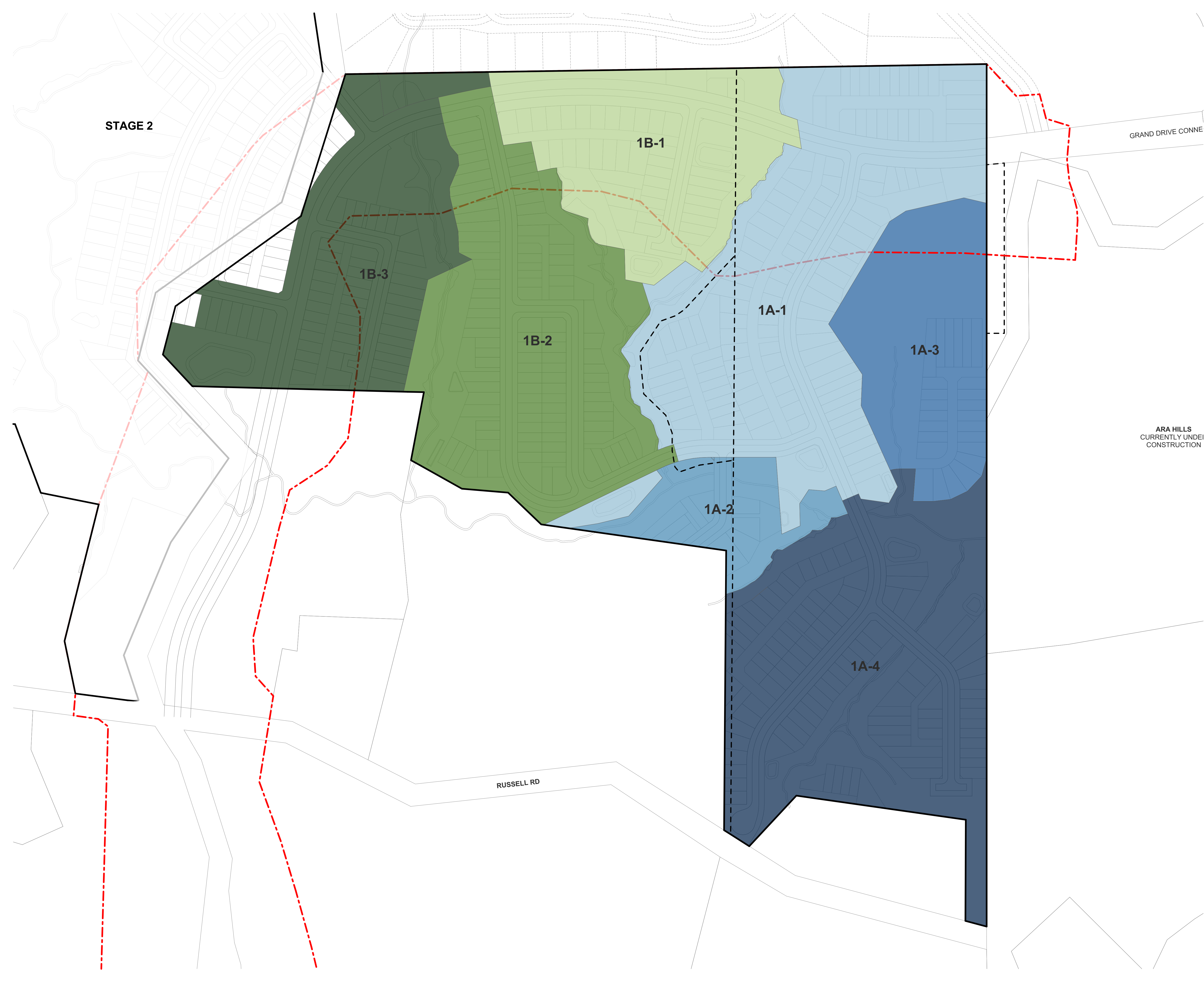
DRAWING NO. A-S1-1-02

STAGE 2

GRAND DRIVE CONNE

ARA HILLS
CURRENTLY UNDEI
CONSTRUCTION

RUSSELL RD



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

ARA HILLS
CURRENTLY UNDEI
CONSTRUCTION

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE - STAGE 1

DRAWING TITLE

STAGE 1 - STAGE PLAN

SCALE

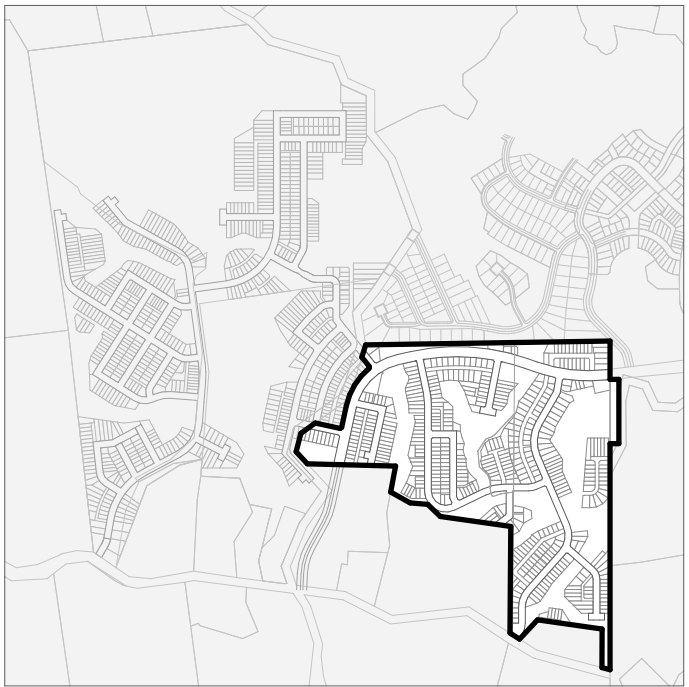
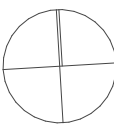
1:1500, 1:18000

REVISION NO.

A

DRAWING NO.

A-S1-1-03



PROJECT KEY

PARKING PAD GRADIENTS

- 1:20 MAX
- 1:15 MAX
- 1:10 MAX
- 1:8 MAX

EARTHWORKS

- 1m MAJOR CONTOUR

NOTES

ALL PROPOSED PARKING PADS SHOWN HAVE A COMPLIANT 'UP-GRADE' FROM THE ROAD.

SOME PARKING PADS HIGHLIGHTED AT A COMPLIANT GRADE OF 1:20 HAVE A MAXIMUM CROSSFALL AT THE ROAD BOUNDARY OF 1:8 WHERE THE PUBLIC ROAD IS ALSO 1:8. GENERALLY, THIS CROSSFALL BALANCES OUT TO A COMPLIANT GRADE OF 1:20 WITHIN THE FIRST 500MM OF THE PARKING PAD.

1:8 DRIVEWAYS ARE REQUIRED IN SOME AREAS PRIMARILY DUE TO EARTHWORKS AND LARGE LEVEL DIFFERENCES. WHERE LOTS ARE LOCATED ON THE 'LOWER' SIDE OF A BLOCK, THE STEEPER DRIVEWAY GRADIENT ALLOWS LOWER RETAINING WALLS TO BE CONSTRUCTED IN THE BACK YARD. THIS ENSURES COMPLIANCE WITH OUTDOOR LIVING STANDARDS AND GENERAL USER AMENITY.

CLIENT	VINEWAY LIMITED
PROJECT NAME	DELMORE - STAGE 1
DRAWING TITLE	STAGE 1 - PARKING PLAN
SCALE	1:18000, 1:1500
REVISION NO.	A

DRAWING NO.

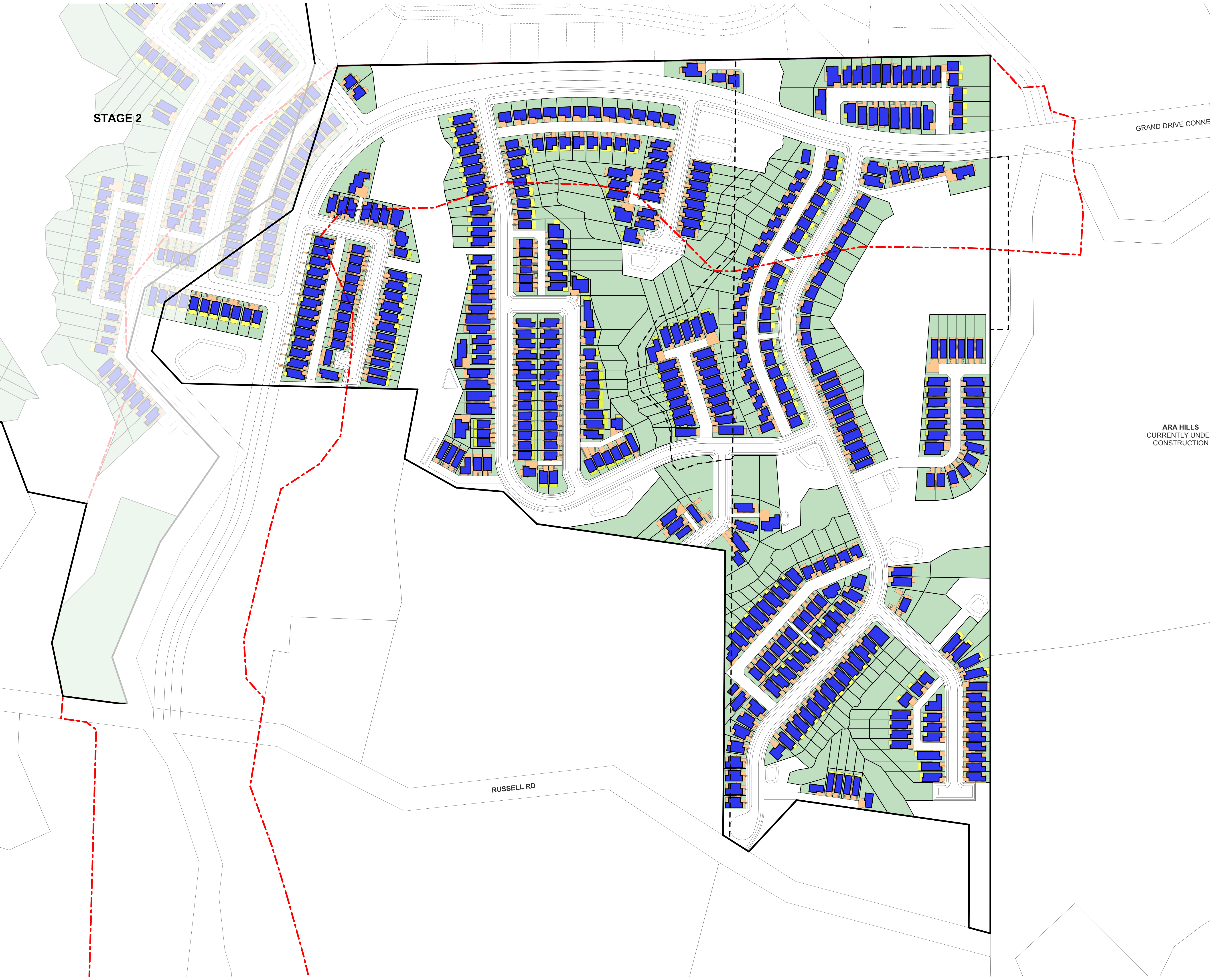
A-S1-1-04

STAGE 2

GRAND DRIVE CONNE

RUSSELL RD

ARA HILLS
CURRENTLY UNDE
CONSTRUCTION



TERRA STUDIO

PROJECT KEY

BUILDING COVERAGE

STAGE 1

LOT AREA	175,075m ²
BUILDING COVERAGE	48,667m ²
PERCENTAGE	27.8%

STAGE 2

LOT AREA	281,677m ²
BUILDING COVERAGE	67,780m ²
PERCENTAGE	24.1%

SITE

LOT AREA	456,752m ²
BUILDING COVERAGE	116,447m ²
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: 100m² BUILDING COVERAGE x 1.8 (80% OF BC) = 180m² IMPERMEABLE

STAGE 1

IMPERMEABLE AREA (BC x 1.8)	87,600m ²
PERCENTAGE	50.0%

STAGE 2

IMPERMEABLE AREA (BC x 1.8)	122,004m ²
PERCENTAGE	43.3%

SITE

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

CLIENT	VINEWAY LIMITED
PROJECT NAME	DELMORE - STAGE 1
DRAWING TITLE	STAGE 1 - COVERAGE PLAN
SCALE	1:18000, 1:1500
REVISION NO.	A
DRAWING NO.	A-S1-1-05