

Delmore

VINEWAY LIMITED | TERRA STUDIO

STAGE 1 PLANS



DRAWING REGISTER

STAGE 1 PLANS

STAGE 1 PLANS INDEX					
LAYOUT ID	LAYOUT NAME	REV ID	LAYOUT ID	LAYOUT NAME	REV ID
A-S1-1-01	STAGE 1 - SITE PLAN	B	A-S1-1-61	STAGE 1A-4 - FF	B
A-S1-1-02	STAGE 1 - TYPOLOGY PLAN	B	A-S1-1-62	STAGE 1B-1 - TYPOLOGY	B
A-S1-1-03	STAGE 1 - STAGE PLAN	B	A-S1-1-63	STAGE 1B-1 - GF	B
A-S1-1-04	STAGE 1 - PARKING PLAN	B	A-S1-1-64	STAGE 1B-1 - FF	B
A-S1-1-05	STAGE 1 - RETAINING PLAN	B	A-S1-1-65	STAGE 1B-1 - TYPOLOGY	B
A-S1-1-06	STAGE 1 - BATTER PLAN	B	A-S1-1-66	STAGE 1B-1 - GF	B
A-S1-1-07	STAGE 1 - COVERAGE PLAN	B	A-S1-1-67	STAGE 1B-1 - FF	B
A-S1-1-08	STAGE 1A-1 - TYPOLOGY	B	A-S1-1-68	STAGE 1B-1 - TYPOLOGY	B
A-S1-1-09	STAGE 1A-1 - GF	B	A-S1-1-69	STAGE 1B-1 - GF	B
A-S1-1-10	STAGE 1A-1 - FF	B	A-S1-1-70	STAGE 1B-1 - FF	B
A-S1-1-11	STAGE 1A-1 - TYPOLOGY	B	A-S1-1-71	STAGE 1B-1 - TYPOLOGY	B
A-S1-1-12	STAGE 1A-1 - GF	B	A-S1-1-72	STAGE 1B-1 - GF	B
A-S1-1-13	STAGE 1A-1 - FF	B	A-S1-1-73	STAGE 1B-1 - FF	B
A-S1-1-14	STAGE 1A-1 - TYPOLOGY	B	A-S1-1-74	STAGE 1B-1 - TYPOLOGY	B
A-S1-1-15	STAGE 1A-1 - GF	B	A-S1-1-75	STAGE 1B-1 - GF	B
A-S1-1-16	STAGE 1A-1 - FF	B	A-S1-1-76	STAGE 1B-1 - FF	B
A-S1-1-17	STAGE 1A-1 - TYPOLOGY	B	A-S1-1-77	STAGE 1B-2 - TYPOLOGY	B
A-S1-1-18	STAGE 1A-1 - GF	B	A-S1-1-78	STAGE 1B-2 - GF	B
A-S1-1-19	STAGE 1A-1 - FF	B	A-S1-1-79	STAGE 1B-2 - FF	B
A-S1-1-20	STAGE 1A-1 - TYPOLOGY	B	A-S1-1-80	STAGE 1B-2 - TYPOLOGY	B
A-S1-1-21	STAGE 1A-1 - GF	B	A-S1-1-81	STAGE 1B-2 - GF	B
A-S1-1-22	STAGE 1A-1 - FF	B	A-S1-1-82	STAGE 1B-2 - FF	B
A-S1-1-23	STAGE 1A-1 - TYPOLOGY	B	A-S1-1-83	STAGE 1B-2 - TYPOLOGY	B
A-S1-1-24	STAGE 1A-1 - GF	B	A-S1-1-84	STAGE 1B-2 - GF	B
A-S1-1-25	STAGE 1A-1 - FF	B	A-S1-1-85	STAGE 1B-2 - FF	B
A-S1-1-26	STAGE 1A-1 - TYPOLOGY	B	A-S1-1-86	STAGE 1B-2 - TYPOLOGY	B
A-S1-1-27	STAGE 1A-1 - GF	B	A-S1-1-87	STAGE 1B-2 - GF	B
A-S1-1-28	STAGE 1A-1 - FF	B	A-S1-1-88	STAGE 1B-2 - FF	B
A-S1-1-29	STAGE 1A-1 - TYPOLOGY	B	A-S1-1-89	STAGE 1B-2 - TYPOLOGY	B
A-S1-1-30	STAGE 1A-1 - GF	B	A-S1-1-90	STAGE 1B-2 - GF	B
A-S1-1-31	STAGE 1A-1 - FF	B	A-S1-1-91	STAGE 1B-2 - FF	B
A-S1-1-32	STAGE 1A-1 - TYPOLOGY	B	A-S1-1-92	STAGE 1B-2 - TYPOLOGY	B
A-S1-1-33	STAGE 1A-1 - GF	B	A-S1-1-93	STAGE 1B-2 - GF	B
A-S1-1-34	STAGE 1A-1 - FF	B	A-S1-1-94	STAGE 1B-2 - FF	B
A-S1-1-35	STAGE 1A-2 - TYPOLOGY	B	A-S1-1-95	STAGE 1B-2 - TYPOLOGY	B
A-S1-1-36	STAGE 1A-2 - GF	B	A-S1-1-96	STAGE 1B-2 - GF	B
A-S1-1-37	STAGE 1A-2 - FF	B	A-S1-1-97	STAGE 1B-2 - FF	B
A-S1-1-38	STAGE 1A-3 - TYPOLOGY	B	A-S1-1-98	STAGE 1B-3 - TYPOLOGY	B
A-S1-1-39	STAGE 1A-3 - GF	B	A-S1-1-99	STAGE 1B-3 - GF	B
A-S1-1-40	STAGE 1A-3 - FF	B	A-S1-1-100	STAGE 1B-3 - FF	B
A-S1-1-41	STAGE 1A-3 - TYPOLOGY	B	A-S1-1-101	STAGE 1B-3 - TYPOLOGY	B
A-S1-1-42	STAGE 1A-3 - GF	B	A-S1-1-102	STAGE 1B-3 - GF	B
A-S1-1-43	STAGE 1A-3 - FF	B	A-S1-1-103	STAGE 1B-3 - FF	B
A-S1-1-44	STAGE 1A-3 - TYPOLOGY	B	A-S1-1-104	STAGE 1B-3 - TYPOLOGY	B
A-S1-1-45	STAGE 1A-3 - GF	B	A-S1-1-105	STAGE 1B-3 - GF	B
A-S1-1-46	STAGE 1A-3 - FF	B	A-S1-1-106	STAGE 1B-3 - FF	B
A-S1-1-47	STAGE 1A-4 - TYPOLOGY	B	A-S1-1-107	STAGE 1B-3 - TYPOLOGY	B
A-S1-1-48	STAGE 1A-4 - GF	B	A-S1-1-108	STAGE 1B-3 - GF	B
A-S1-1-49	STAGE 1A-4 - FF	B	A-S1-1-109	STAGE 1B-3 - FF	B
A-S1-1-50	STAGE 1A-4 - TYPOLOGY	B	A-S1-1-110	STAGE 1B-3 - TYPOLOGY	B
A-S1-1-51	STAGE 1A-4 - GF	B	A-S1-1-111	STAGE 1B-3 - GF	B
A-S1-1-52	STAGE 1A-4 - FF	B	A-S1-1-112	STAGE 1B-3 - FF	B
A-S1-1-53	STAGE 1A-4 - TYPOLOGY	B	A-S1-1-113	STAGE 1B-3 - TYPOLOGY	B
A-S1-1-54	STAGE 1A-4 - GF	B	A-S1-1-114	STAGE 1B-3 - GF	B
A-S1-1-55	STAGE 1A-4 - FF	B	A-S1-1-115	STAGE 1B-3 - FF	B
A-S1-1-56	STAGE 1A-4 - TYPOLOGY	B	A-S1-1-116	STAGE 1B-3 - TYPOLOGY	B
A-S1-1-57	STAGE 1A-4 - GF	B	A-S1-1-117	STAGE 1B-3 - GF	B
A-S1-1-58	STAGE 1A-4 - FF	B	A-S1-1-118	STAGE 1B-3 - FF	B
A-S1-1-59	STAGE 1A-4 - TYPOLOGY	B	A-S1-1-119	STAGE 1B-3 - TYPOLOGY	B
A-S1-1-60	STAGE 1A-4 - GF	B	A-S1-1-120	STAGE 1B-3 - GF	B
			A-S1-1-121	STAGE 1B-3 - FF	B

Delmore

PROJECT SUMMARY STAGE 1

53A, 53B, 55 RUSSELL ROAD

TOTAL LOTS471 TOTAL LOTS IN STAGE 1 (483 IF THE S1 PARK IS NOT ACQUIRED)
INCLUDING 10 LOTS PROPOSED IN THE TEMPORARY WASTE WATER
TREATMENT PLANT LOCATION

TYPOLOGIES21 STANDARD + 49 BESPOKE FLOOR PLAN DESIGNS

3G.1 - 3 BED, GARAGE, SINGLE LEVEL - 225
4G.1 - 4 BED, GARAGE, SINGLE LEVEL - 32
5G.1 - 5 BED, GARAGE, SINGLE LEVEL - 2
3.2 - 3 BED, TWO LEVELS - 6
3G.2 - 3 BED, GARAGE, TWO LEVELS - 5
4G.2 - 4 BED, GARAGE, TWO LEVELS - 121
5G.2 - 5 BED, GARAGE, TWO LEVELS - 80

SINGLE LEVEL / DOUBLE LEVEL HOMES259 SINGLE (55%) / 212 DOUBLE (45%)

ZERO LOT / STANDALONE BOUNDARY82 ZERO LOT (17%) / 389 STANDALONE (83%)
NO DUPLEX OR TERRACED TYPOLOGIES ARE
PROPOSED IN STAGE 1

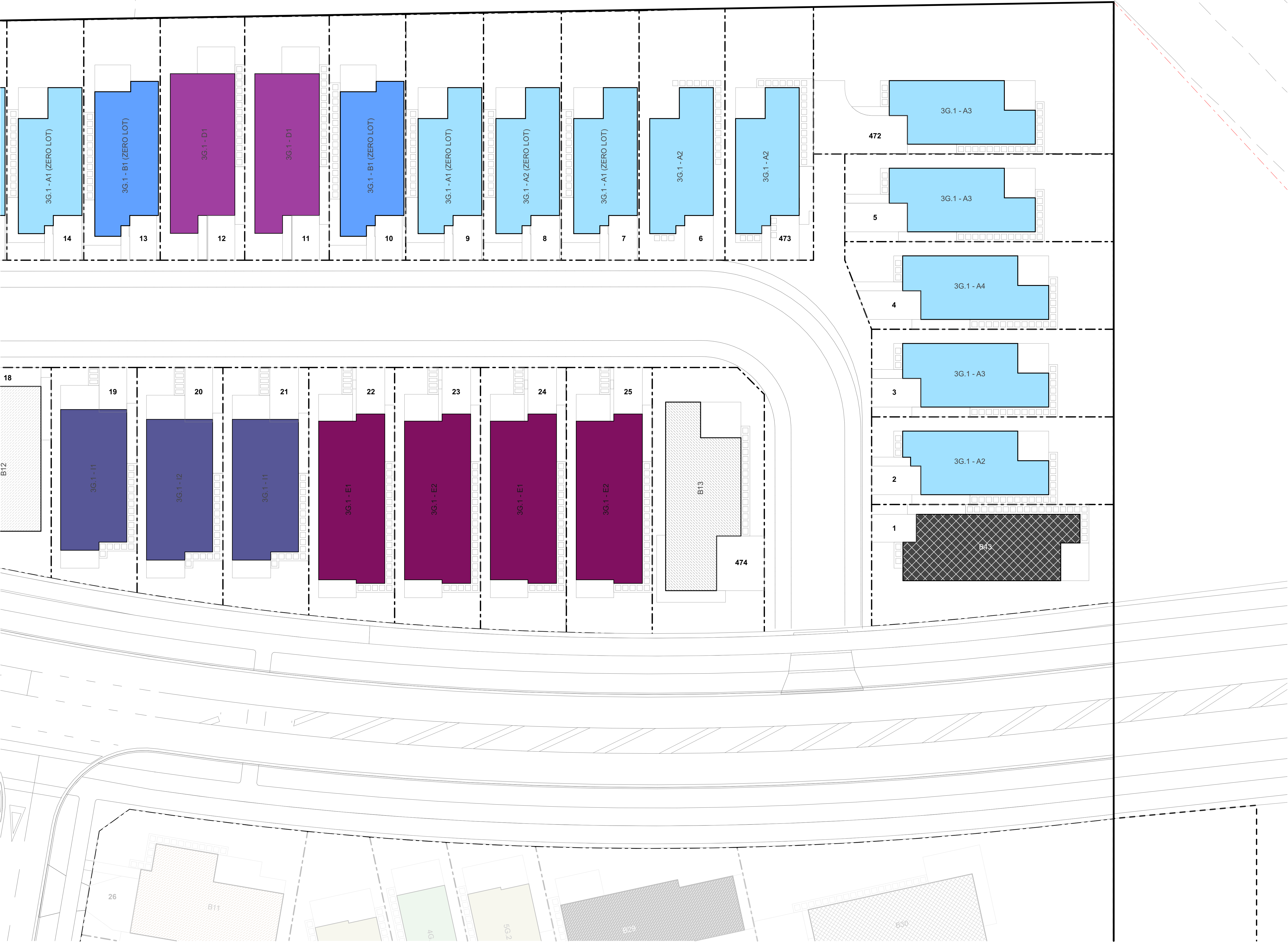
TOTAL OVERALL SITE AREA (RUSSELL ROAD)30.7462 HA

PRIVATE LOT AREA172,875m2

BUILDING COVERAGE51,050m2 - 29.5% OF THE 'PRIVATE LOT AREA'

IMPERMEABLE COVERAGE89,240m2 APPROX - 51.6% OF THE 'PRIVATE LOT AREA'

RETAINED WETLANDS / STREAMS / RIPARIANACROSS STAGE 1 AND 2APPROXIMATELY 43.7 HECTARES (40%) OF
NATURAL ENVIRONMENT ACROSS THE SITE IS
TO BE MAINTAINED, PROTECTED OR ENHANCED



TERRA STUDIO

PROJECT KEY

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

NOTE: IN THE CASE OF ANY DISCREPANCIES BETWEEN THIS KEY AND THE TYPOLOGY PLAN BOOK, THE TYPOLOGY PLAN BOOK SHALL TAKE PRECEDENCE.

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE - STAGE 1

DRAWING TITLE

STAGE 1A-1 -
TYPOLOGY

SCALE

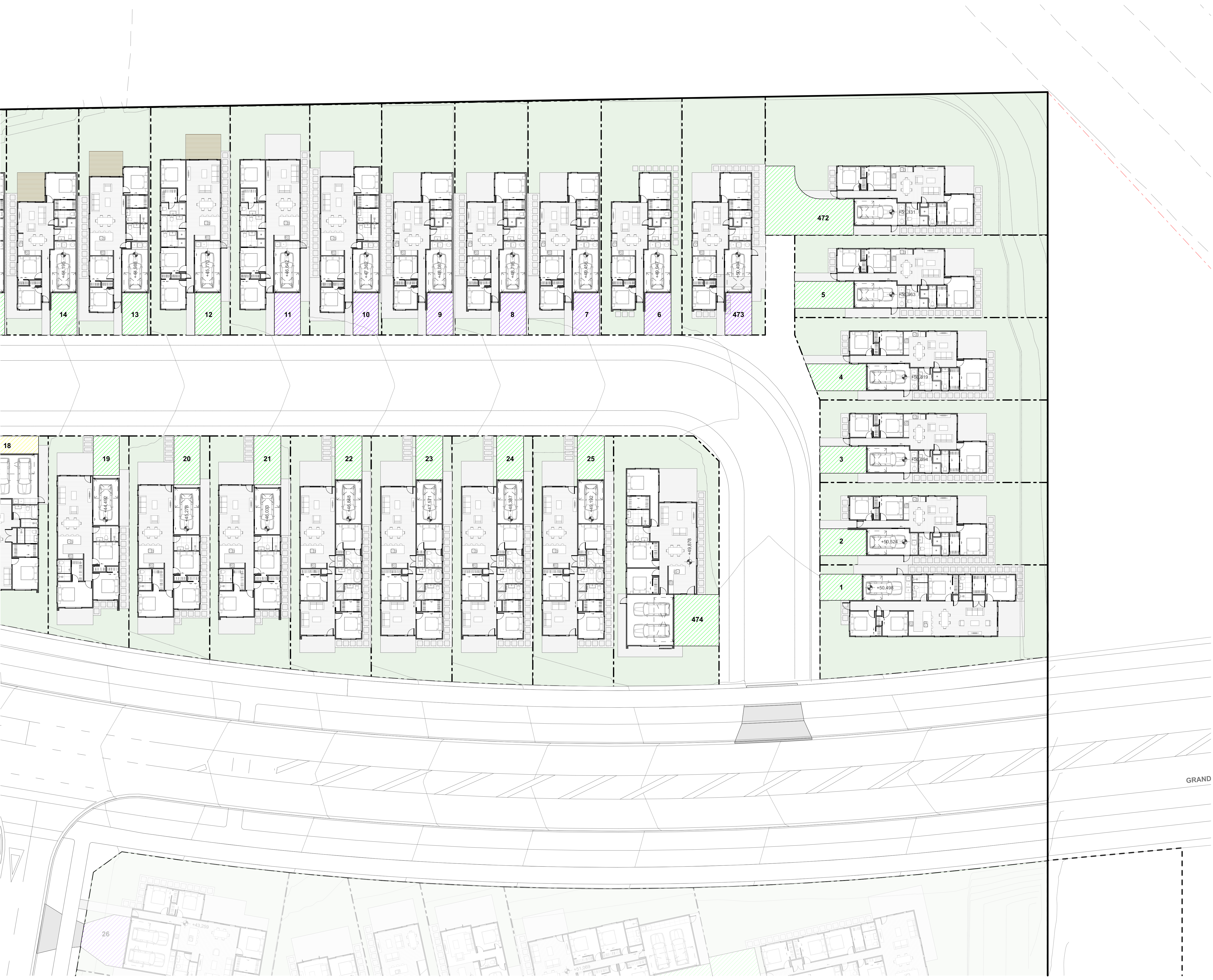
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REVISION NO.

B

DRAWING NO.

A-S1-1-08



TERRA STUDIO

PROJECT KEY

PUBLIC REALM

LEGAL

WIDER SITE BOUNDARY

N.O.R 6 DESIGNATION

CONTOURS

1m CONTOUR MAJOR

ECOLOGY

STREAM

WETLAND

STREAM/WETLAND 10m OFFSET

ECOLOGICAL COVENANT

SIGNIFICANT ECOLOGICAL AREA

PRIVATE REALM

PRIVATE LOT

DECK

CONCRETE PATH/PATIO

PAVER IN STONE CHIP

PARKING PAD GRADIENTS

1:20 MAX

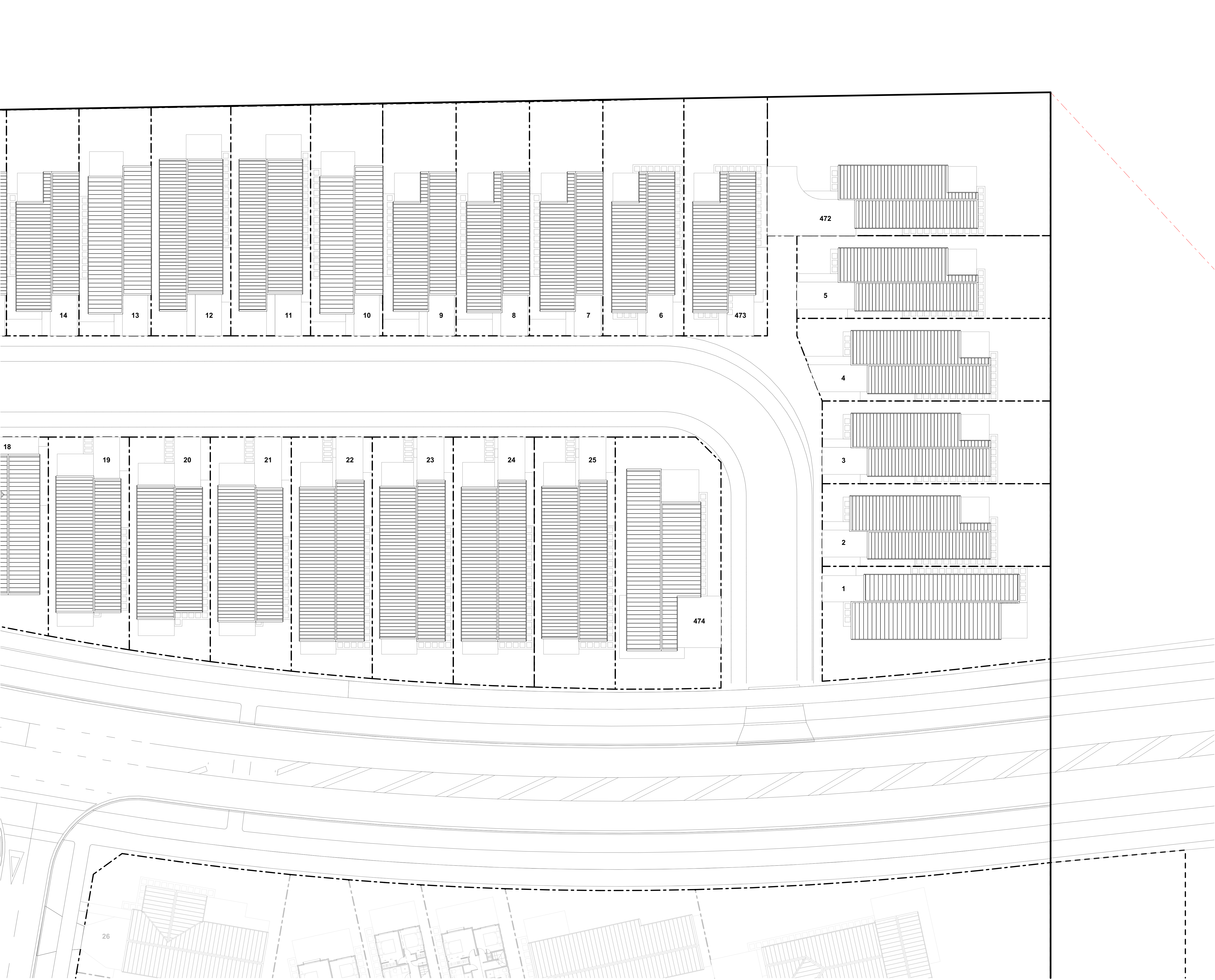
1:15 MAX

1:10 MAX

1:8 MAX

NOTE: DWELLING FFL'S ARE APPROXIMATE AND SUBJECT TO FINAL EARTHWORKS LEVELS DURING CONSTRUCTION. REFER TO THE CONSENT CONDITIONS FOR DETAILS

CLIENT	VINEWAY LIMITED
PROJECT NAME	DELMORE - STAGE 1
DRAWING TITLE	STAGE 1A-1 - GF
SCALE	1:200
REVISION NO.	B
DRAWING NO.	A-S1-1-09



TERRA STUDIO

PROJECT KEY

PUBLIC REALM

LEGAL

WIDER SITE BOUNDARY

N.O.R 6 DESIGNATION

CONTOURS

1m CONTOUR MAJOR

ECOLOGY

STREAM

WETLAND

STREAM/WETLAND 10m OFFSET

ECOLOGICAL COVENANT

SIGNIFICANT ECOLOGICAL AREA

PRIVATE REALM

PRIVATE LOT

DECK

CONCRETE PATH/PATIO

PAVER IN STONE CHIP

PARKING PAD GRADIENTS

1:20 MAX

1:15 MAX

1:10 MAX

1:8 MAX

NOTE: DWELLING FFL'S ARE APPROXIMATE AND SUBJECT TO FINAL EARTHWORKS LEVELS DURING CONSTRUCTION. REFER TO THE CONSENT CONDITIONS FOR DETAILS

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE - STAGE 1

DRAWING TITLE

STAGE 1A-1 - FF

SCALE

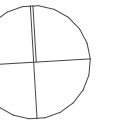
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REVISION NO.

B

DRAWING NO.

A-S1-1-10



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

NOTE: IN THE CASE OF ANY DISCREPANCIES BETWEEN THIS KEY AND THE TYPOLOGY PLAN BOOK, THE TYPOLOGY PLAN BOOK SHALL TAKE PRECEDENCE.

CLIENT	VINEWAY LIMITED
PROJECT NAME	DELMORE - STAGE 1
DRAWING TITLE	STAGE 1A-1 TYPOLOGY
SCALE	1:200, 1:15000
REVISION NO.	B

DRAWING NO. A-S1-1-11



TERRA STUDIO

PROJECT KEY

PUBLIC REALM

LEGAL

CONTOURS

ECOLOGY

PRIVATE REALM

PARKING PAD GRADIENTS

NOTE: DWELLING FFL'S ARE APPROXIMATE AND SUBJECT TO FINAL EARTHWORKS LEVELS DURING CONSTRUCTION. REFER TO THE CONSENT CONDITIONS FOR DETAILS

CLIENT

PROJECT NAME

DRAWING TITLE

SCALE

REVISION NO.

DRAWING NO.

VINEWAY LIMITED

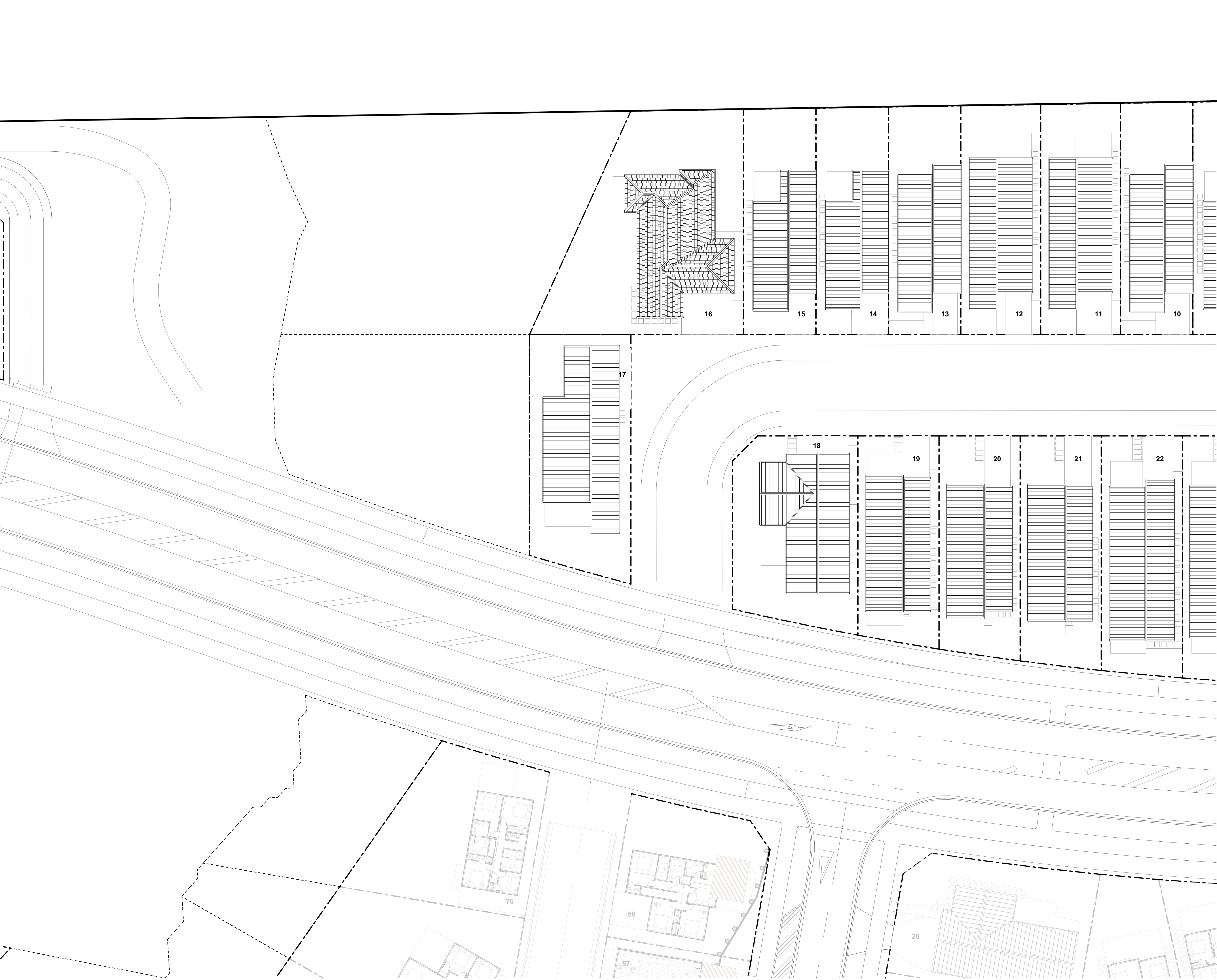
DELMORE - STAGE 1

STAGE 1A-1 - GF

1:200, 1:15000

B

A-S1-1-12



TERRA STUDIO

PROJECT KEY

PUBLIC REALM

LEGAL

WIDER SITE BOUNDARY

N.O.R 6 DESIGNATION

CONTOURS

1m CONTOUR MAJOR

ECOLOGY

STREAM

WETLAND

STREAM/WETLAND 10m OFFSET

ECOLOGICAL COVENANT

SIGNIFICANT ECOLOGICAL AREA

PRIVATE REALM

PRIVATE LOT

DECK

CONCRETE PATH/PATIO

PAVER IN STONE CHIP

PARKING PAD GRADIENTS

1:20 MAX

1:15 MAX

1:10 MAX

1:8 MAX

NOTE: DWELLING FFL'S ARE APPROXIMATE AND SUBJECT TO FINAL EARTHWORKS LEVELS DURING CONSTRUCTION. REFER TO THE CONSENT CONDITIONS FOR DETAILS

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE - STAGE 1

DRAWING TITLE

STAGE 1A-1 - FF

SCALE

1:200, 1:15000

REVISION NO.

B

DRAWING NO.

A-S1-1-13



TERRA STUDIO

PROJECT KEY

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

NOTE: IN THE CASE OF ANY DISCREPANCIES BETWEEN THIS KEY AND THE TYPOLOGY PLAN BOOK, THE TYPOLOGY PLAN BOOK SHALL TAKE PRECEDENCE.

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE - STAGE 1

DRAWING TITLE

STAGE 1A-1 -
TYPOLOGY

SCALE

1:200, 1:15000

REVISION NO.

B

DRAWING NO.

A-S1-1-14



TERRA STUDIO

PROJECT KEY

PUBLIC REALM

LEGAL

WIDER SITE BOUNDARY

N.O.R 6 DESIGNATION

CONTOURS

1m CONTOUR MAJOR

ECOLOGY

STREAM

WETLAND

STREAM/WETLAND 10m OFFSET

ECOLOGICAL COVENANT

SIGNIFICANT ECOLOGICAL AREA

PRIVATE REALM

PRIVATE LOT

DECK

CONCRETE PATH/PATIO

PAVER IN STONE CHIP

PARKING PAD GRADIENTS

1:20 MAX

1:15 MAX

1:10 MAX

1:8 MAX

NOTE: DWELLING FFL'S ARE APPROXIMATE AND SUBJECT TO FINAL EARTHWORKS LEVELS DURING CONSTRUCTION. REFER TO THE CONSENT CONDITIONS FOR DETAILS

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE - STAGE 1

DRAWING TITLE

STAGE 1A-1 - GF

SCALE

1:200, 1:15000

REVISION NO.

B

DRAWING NO.

A-S1-1-15



TERRA STUDIO

PROJECT KEY

PUBLIC REALM

LEGAL

WIDER SITE BOUNDARY

N.O.R 6 DESIGNATION

CONTOURS

1m CONTOUR MAJOR

ECOLOGY

STREAM

WETLAND

STREAM/WETLAND 10m OFFSET

ECOLOGICAL COVENANT

SIGNIFICANT ECOLOGICAL AREA

PRIVATE REALM

PRIVATE LOT

DECK

CONCRETE PATH/PATIO

PAVER IN STONE CHIP

PARKING PAD GRADIENTS

1:20 MAX

1:15 MAX

1:10 MAX

1:8 MAX

NOTE: DWELLING FFL'S ARE APPROXIMATE AND SUBJECT TO FINAL EARTHWORKS LEVELS DURING CONSTRUCTION. REFER TO THE CONSENT CONDITIONS FOR DETAILS

CLIENT	VINEWAY LIMITED
PROJECT NAME	DELMORE - STAGE 1
DRAWING TITLE	STAGE 1A-1 - FF
SCALE	1:200, 1:15000
REVISION NO.	B
DRAWING NO.	A-S1-1-16

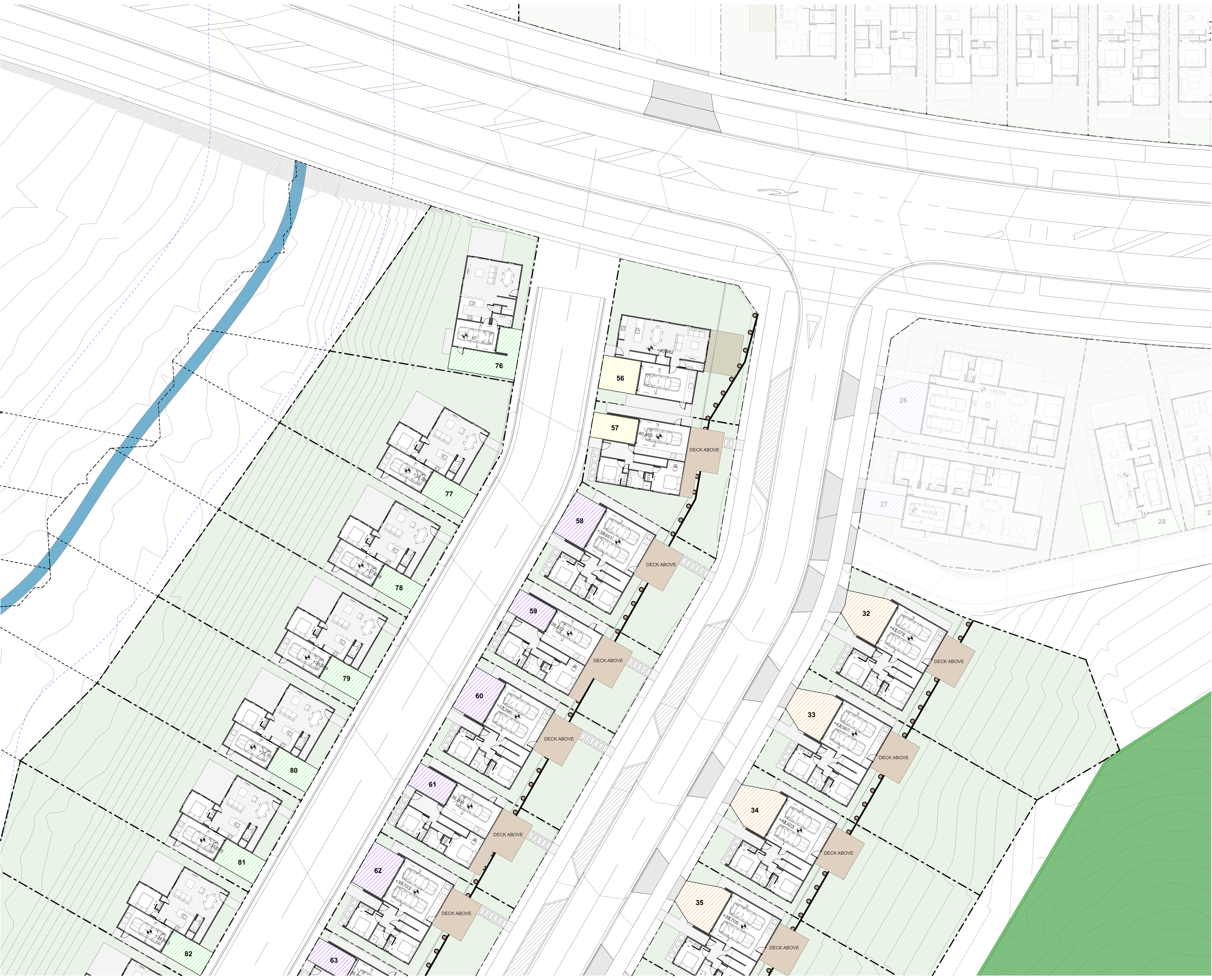


TERRA STUDIO

PROJECT KEY

TYPE	LEVELS	BEDS	GARAGE	GFA (aprx)
3 BED - GARAGE - SINGLE LEVEL				
3G.1 - A	1	3	1	98m ²
3G.1 - B	1	3	1	110m ²
3G.1 - C	1	3	1	115m ²
3G.1 - D	1	3	1	121m ²
3G.1 - E	1	3-4	1	135m ²
3G.1 - F	1	3	1	105m ²
3G.1 - G	1	3	1	108m ²
3G.1 - H	1	3	1	119m ²
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4 BED - GARAGE - SINGLE LEVEL				
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4G.1 - C	1	4	2	175m ²
4G.1 - D	1	4	1	159m ²
3 BED - GARAGE - TWO LEVEL				
3.2 - A	2	3	1	101m ²
4 BED - GARAGE - TWO LEVEL				
4G.2 - A	2	4	1	143m ²
4G.2 - B	2	4	1	171m ²
4G.2 - C	2	4	1	157m ²
4G.2 - D	2	4	2	170m ²
4G.2 - E	2	4	1	131m ²
4G.2 - F	2	4	1	165m ²
4G.2 - G	2	4	1	165m ²
5 BED - GARAGE - TWO LEVEL				
5G.2 - A	2	5	1	156m ²
BESPOKE DESIGN				
REFER TO BESPOKE TYPOLOGY PLAN				
NOTE: IN THE CASE OF ANY DISCREPANCIES BETWEEN THIS KEY AND THE TYPOLOGY PLAN BOOK, THE TYPOLOGY PLAN BOOK SHALL TAKE PRECEDENCE.				

CLIENT	VINEWAY LIMITED
PROJECT NAME	DELMORE - STAGE 1
DRAWING TITLE	STAGE 1A-1 - TYPOLOGY
SCALE	1:200, 1:15000
REVISION NO.	B
DRAWING NO. A-S1-1-17	



TERRA STUDIO

PROJECT KEY

PUBLIC REALM

LEGAL

WIDER SITE BOUNDARY

N.O.R 6 DESIGNATION

CONTOURS

1m CONTOUR MAJOR

ECOLOGY

STREAM

WETLAND

STREAM/WETLAND 10m OFFSET

ECOLOGICAL COVENANT

SIGNIFICANT ECOLOGICAL AREA

PRIVATE REALM

PRIVATE LOT

DECK

CONCRETE PATH/PATIO

PAVER IN STONE CHIP

PARKING PAD GRADIENTS

1:20 MAX

1:15 MAX

1:10 MAX

1:8 MAX

NOTE: DWELLING FFL'S ARE APPROXIMATE AND SUBJECT TO FINAL EARTHWORKS LEVELS DURING CONSTRUCTION. REFER TO THE CONSENT CONDITIONS FOR DETAILS

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE - STAGE 1

DRAWING TITLE

STAGE 1A-1 - GF

SCALE

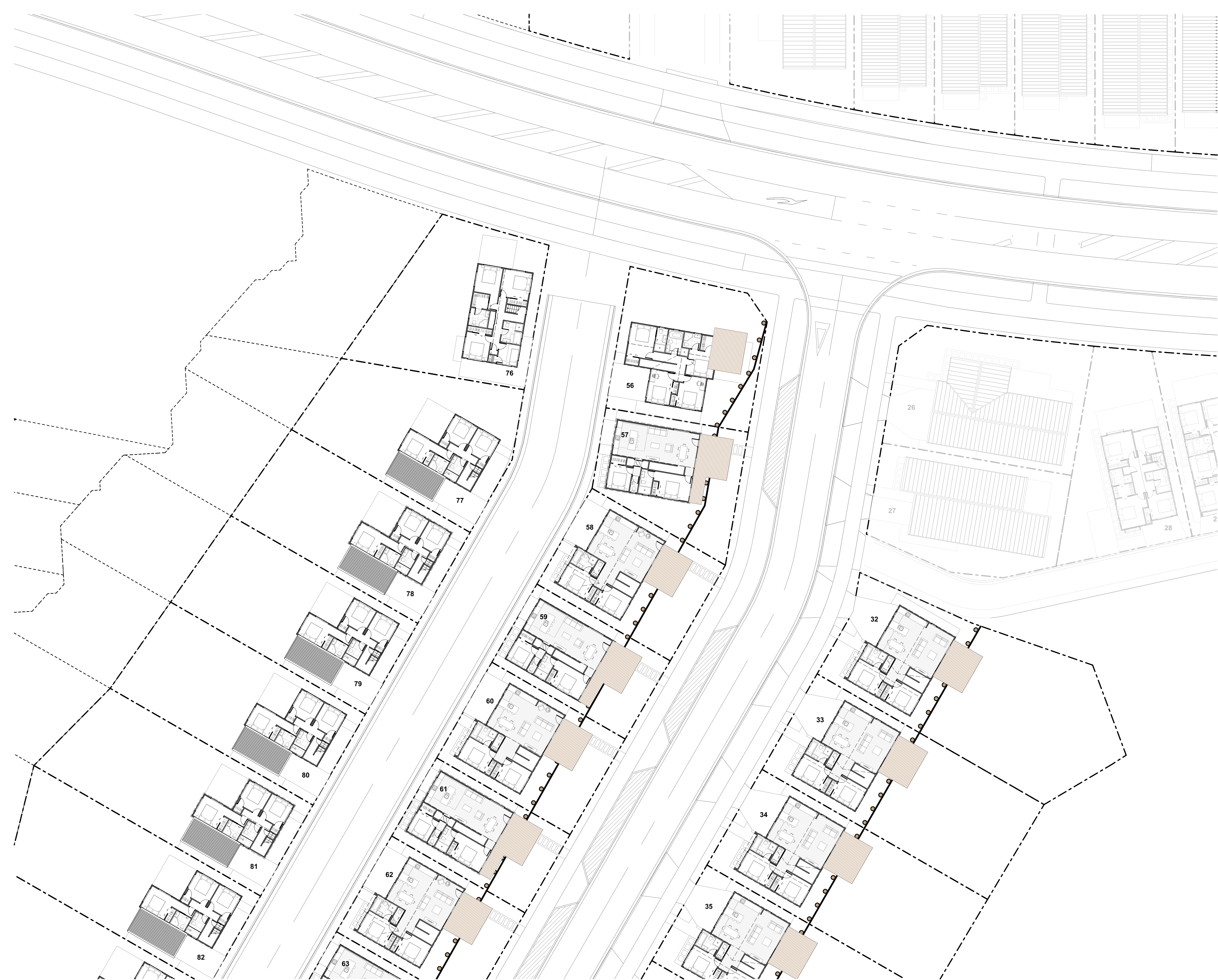
1:200, 1:15000

REVISION NO.

B

DRAWING NO.

A-S1-1-18



TERRA STUDIO

PROJECT KEY

PUBLIC REALM

LEGAL

WIDER SITE BOUNDARY

N.O.R 6 DESIGNATION

CONTOURS

1m CONTOUR MAJOR

ECOLOGY

STREAM

WETLAND

STREAM/WETLAND 10m OFFSET

ECOLOGICAL COVENANT

SIGNIFICANT ECOLOGICAL AREA

PRIVATE REALM

PRIVATE LOT

DECK

CONCRETE PATH/PATIO

PAVER IN STONE CHIP

PARKING PAD GRADIENTS

1:20 MAX

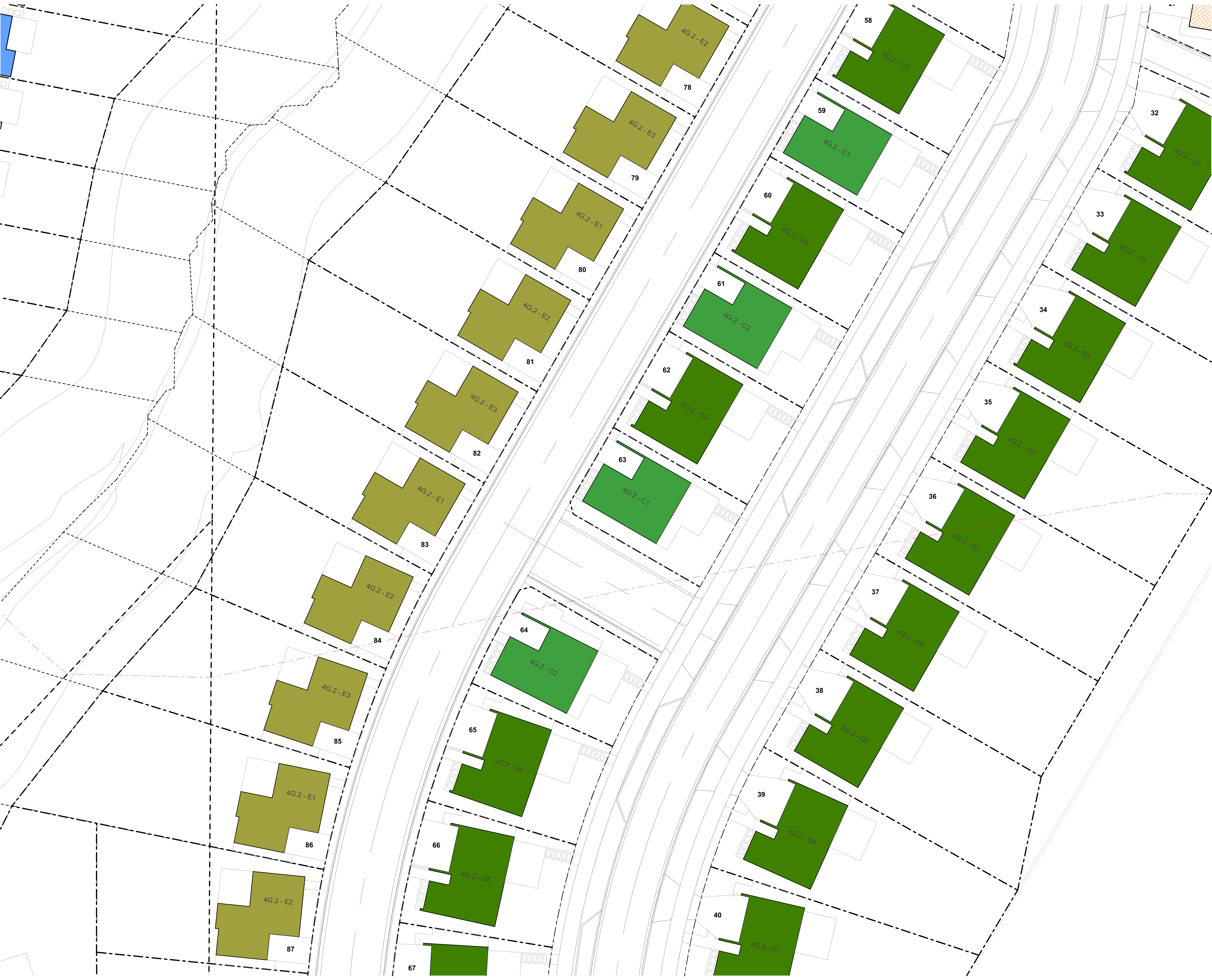
1:15 MAX

1:10 MAX

1:8 MAX

NOTE: DWELLING FFL'S ARE APPROXIMATE AND SUBJECT TO FINAL EARTHWORKS LEVELS DURING CONSTRUCTION. REFER TO THE CONSENT CONDITIONS FOR DETAILS

CLIENT	VINEWAY LIMITED
PROJECT NAME	DELMORE - STAGE 1
DRAWING TITLE	STAGE 1A-1 - FF
SCALE	1:200, 1:15000
REVISION NO.	B
DRAWING NO.	A-S1-1-19



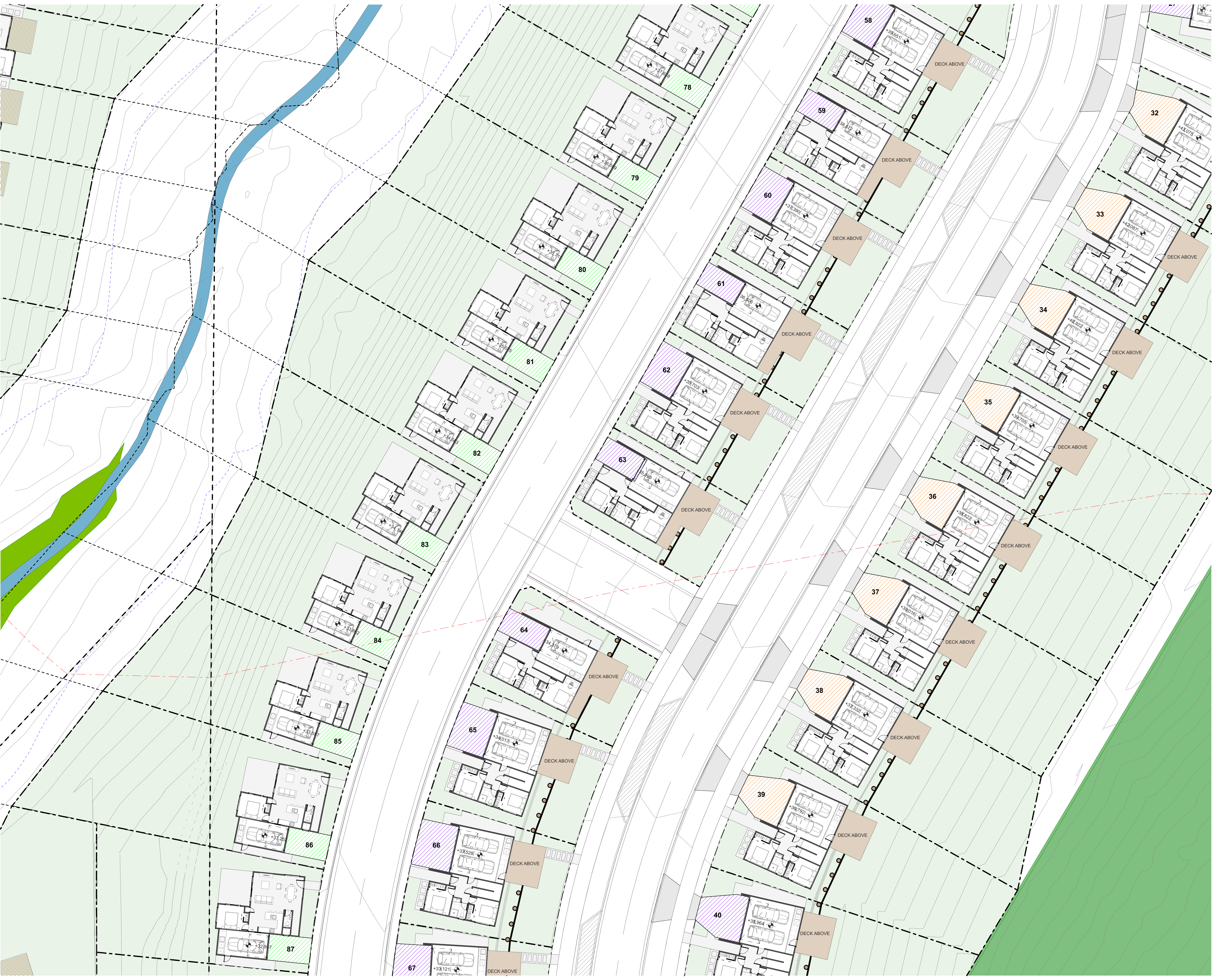
TERRA STUDIO

PROJECT KEY

TYPE		LEVELS	BEDS	GARAGE	GFA (aprx)
3 BED - GARAGE - SINGLE LEVEL					
	3G.1 - A	1	3	1	98m ²
	3G.1 - B	1	3	1	110m ²
	3G.1 - C	1	3	1	115m ²
	3G.1 - D	1	3	1	121m ²
	3G.1 - E	1	3-4	1	135m ²
	3G.1 - F	1	3	1	105m ²
	3G.1 - G	1	3	1	108m ²
	3G.1 - H	1	3	1	119m ²
	3G.1 - I	1	3	1	113m ²
4 BED - GARAGE - SINGLE LEVEL					
	4G.1 - A	1	4	1	127m ²
	4G.1 - B	1	4-5	1	146m ²
	4G.1 - C	1	4	2	175m ²
	4G.1 - D	1	4	1	159m ²
3 BED - GARAGE - TWO LEVEL					
	3.2 - A	2	3	1	101m ²
4 BED - GARAGE - TWO LEVEL					
	4G.2 - A	2	4	1	143m ²
	4G.2 - B	2	4	1	171m ²
	4G.2 - C	2	4	1	157m ²
	4G.2 - D	2	4	2	170m ²
	4G.2 - E	2	4	1	131m ²
	4G.2 - F	2	4	1	165m ²
	4G.2 - G	2	4	1	165m ²
5 BED - GARAGE - TWO LEVEL					
	5G.2 - A	2	5	1	156m ²
BESPOKE DESIGN					
REFER TO BESPOKE TYPOLOGY PLAN					
NOTE: IN THE CASE OF ANY DISCREPANCIES BETWEEN THIS KEY AND THE TYPOLOGY PLAN BOOK, THE TYPOLOGY PLAN BOOK SHALL TAKE PRECEDENCE.					

CLIENT	VINEWAY LIMITED
PROJECT NAME	DELMORE - STAGE 1
DRAWING TITLE	STAGE 1A-1 - TYPOLOGY
SCALE	1:200, 1:15000
REVISION NO.	B
DRAWING NO.	

A-S1-1-20



TERRA STUDIO

PROJECT KEY

PUBLIC REALM

LEGAL

WIDER SITE BOUNDARY

N.O.R 6 DESIGNATION

CONTOURS

1m CONTOUR MAJOR

ECOLOGY

STREAM

WETLAND

STREAM/WETLAND 10m OFFSET

ECOLOGICAL COVENANT

SIGNIFICANT ECOLOGICAL AREA

PRIVATE REALM

PRIVATE LOT

DECK

CONCRETE PATH/PATIO

PAVER IN STONE CHIP

PARKING PAD GRADIENTS

1:20 MAX

1:15 MAX

1:10 MAX

1:8 MAX

NOTE: DWELLING FFL'S ARE APPROXIMATE AND SUBJECT TO FINAL EARTHWORKS LEVELS DURING CONSTRUCTION. REFER TO THE CONSENT CONDITIONS FOR DETAILS

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE - STAGE 1

DRAWING TITLE

STAGE 1A-1 - GF

SCALE

1:200, 1:15000

REVISION NO.

B

DRAWING NO.

A-S1-1-21



TERRA STUDIO

PROJECT KEY

PUBLIC REALM

LEGAL

WIDER SITE BOUNDARY

N.O.R 6 DESIGNATION

CONTOURS

1m CONTOUR MAJOR

ECOLOGY

STREAM

WETLAND

STREAM/WETLAND 10m OFFSET

ECOLOGICAL COVENANT

SIGNIFICANT ECOLOGICAL AREA

PRIVATE REALM

PRIVATE LOT

DECK

CONCRETE PATH/PATIO

PAVER IN STONE CHIP

PARKING PAD GRADIENTS

1:20 MAX

1:15 MAX

1:10 MAX

1:8 MAX

NOTE: DWELLING FFL'S ARE APPROXIMATE AND SUBJECT TO FINAL EARTHWORKS LEVELS DURING CONSTRUCTION. REFER TO THE CONSENT CONDITIONS FOR DETAILS

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE - STAGE 1

DRAWING TITLE

STAGE 1A-1 - FF

SCALE

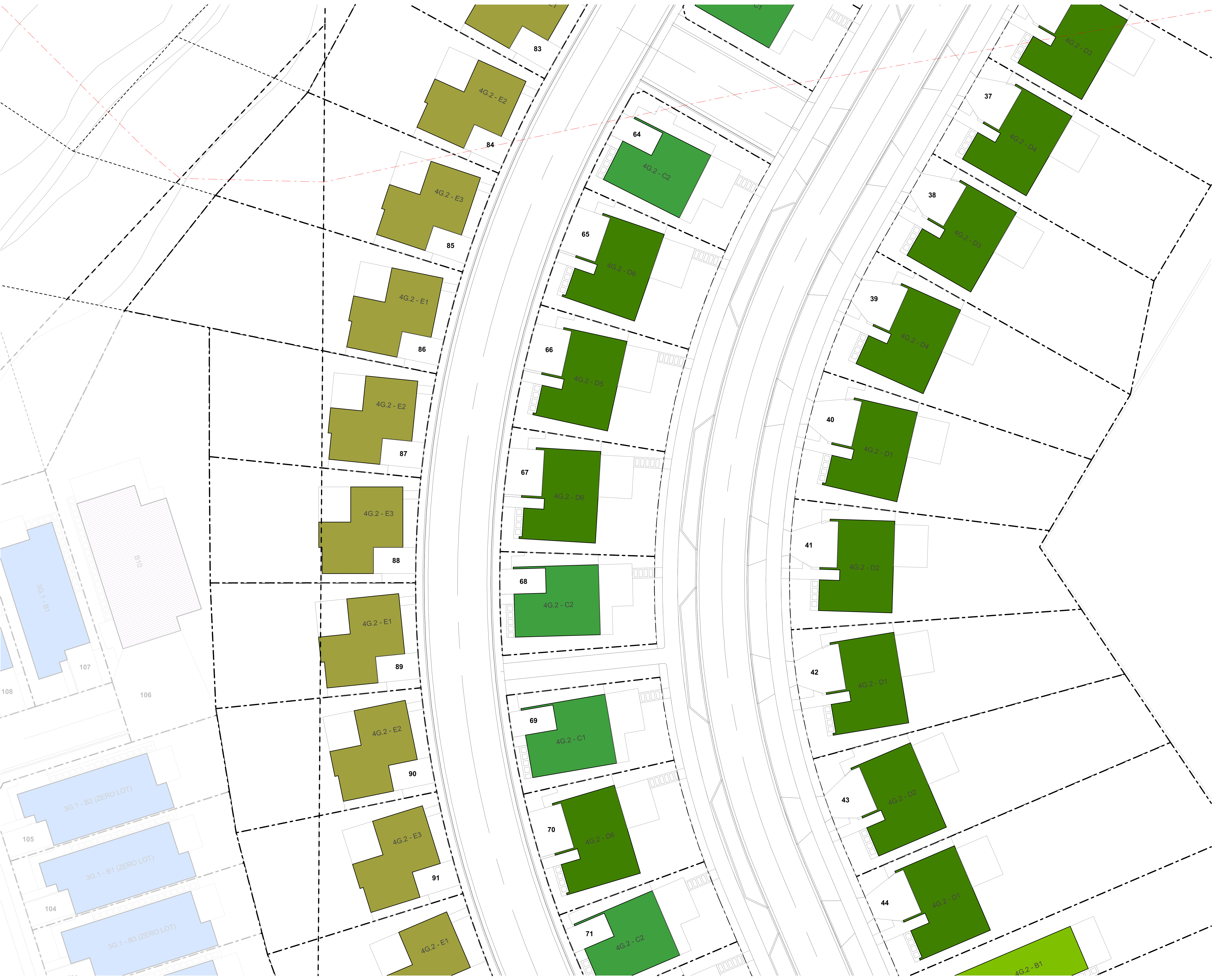
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REVISION NO.

B

DRAWING NO.

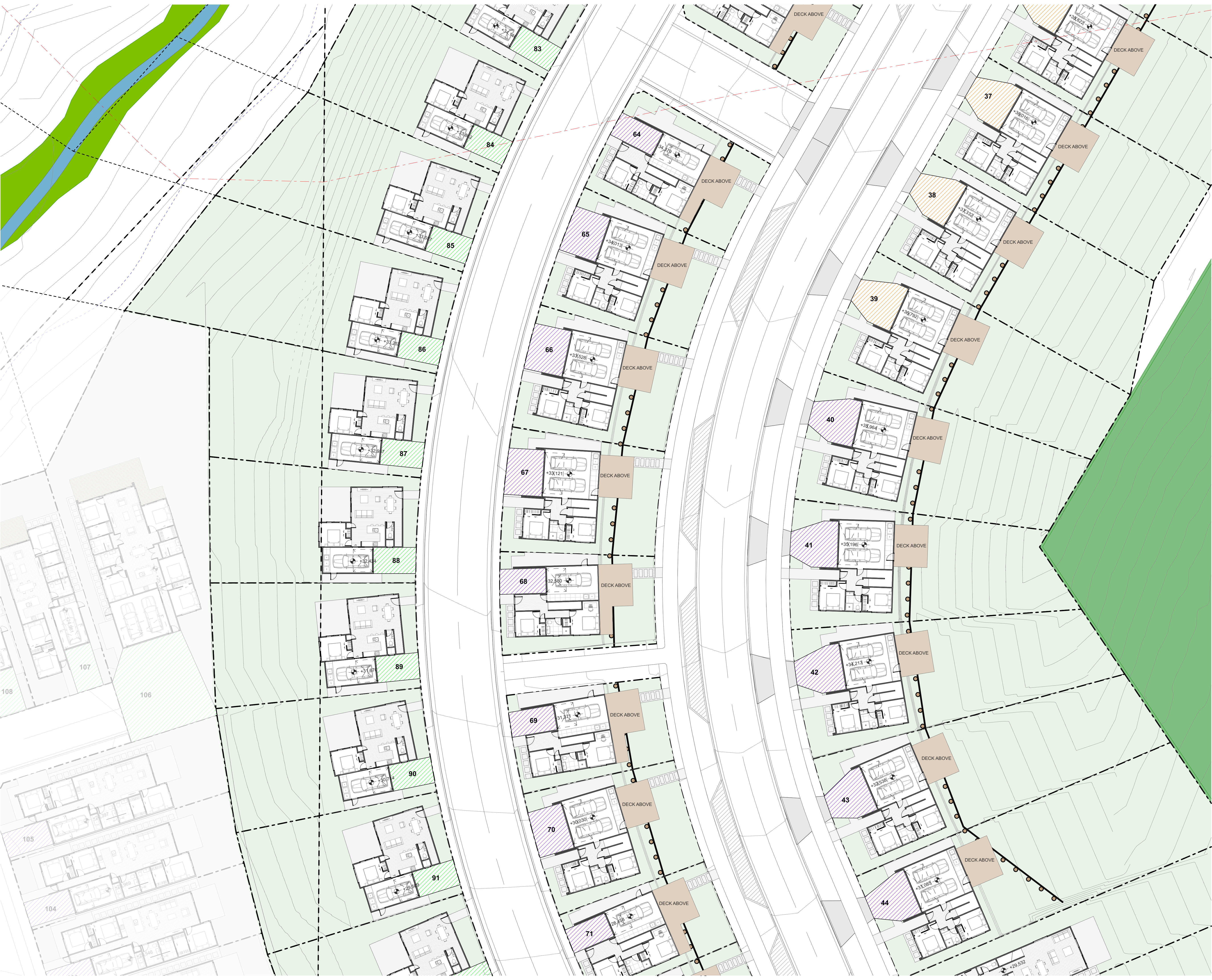
A-S1-1-22



TERRA STUDIO

PROJECT KEY

TYPE	LEVELS	BEDS	GARAGE	GFA (aprx)
3 BED - GARAGE - SINGLE LEVEL				
3G.1 - A	1	3	1	98m ²
3G.1 - B	1	3	1	110m ²
3G.1 - C	1	3	1	115m ²
3G.1 - D	1	3	1	121m ²
3G.1 - E	1	3-4	1	135m ²
3G.1 - F	1	3	1	105m ²
3G.1 - G	1	3	1	108m ²
3G.1 - H	1	3	1	119m ²
3G.1 - I	1	3	1	113m ²
4 BED - GARAGE - SINGLE LEVEL				
4G.1 - A	1	4	1	127m ²
4G.1 - B	1	4-5	1	146m ²
4G.1 - C	1	4	2	175m ²
4G.1 - D	1	4	1	159m ²
3 BED - GARAGE - TWO LEVEL				
3.2 - A	2	3	1	101m ²
4 BED - GARAGE - TWO LEVEL				
4G.2 - A	2	4	1	143m ²
4G.2 - B	2	4	1	171m ²
4G.2 - C	2	4	1	157m ²
4G.2 - D	2	4	2	170m ²
4G.2 - E	2	4	1	131m ²
4G.2 - F	2	4	1	165m ²
4G.2 - G	2	4	1	165m ²
5 BED - GARAGE - TWO LEVEL				
5G.2 - A	2	5	1	156m ²
BESPOKE DESIGN				
REFER TO BESPOKE TYPOLOGY PLAN				
NOTE: IN THE CASE OF ANY DISCREPANCIES BETWEEN THIS KEY AND THE TYPOLOGY PLAN BOOK, THE TYPOLOGY PLAN BOOK SHALL TAKE PRECEDENCE.				
CLIENT	VINEWAY LIMITED			
PROJECT NAME	DELMORE - STAGE 1			
DRAWING TITLE	STAGE 1A-1 - TYPOLOGY			
SCALE	1:200, 1:15000			
REVISION NO.	B			
DRAWING NO.				
A-S1-1-23				



TERRA STUDIO

PROJECT KEY

PUBLIC REALM

LEGAL

WIDER SITE BOUNDARY

N.O.R 6 DESIGNATION

CONTOURS

1m CONTOUR MAJOR

ECOLOGY

STREAM

WETLAND

STREAM/WETLAND 10m OFFSET

ECOLOGICAL COVENANT

SIGNIFICANT ECOLOGICAL AREA

PRIVATE REALM

PRIVATE LOT

DECK

CONCRETE PATH/PATIO

PAVER IN STONE CHIP

PARKING PAD GRADIENTS

1:20 MAX

1:15 MAX

1:10 MAX

1:8 MAX

NOTE: DWELLING FFL'S ARE APPROXIMATE AND SUBJECT TO FINAL EARTHWORKS LEVELS DURING CONSTRUCTION. REFER TO THE CONSENT CONDITIONS FOR DETAILS

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE - STAGE 1

DRAWING TITLE

STAGE 1A-1 - GF

SCALE

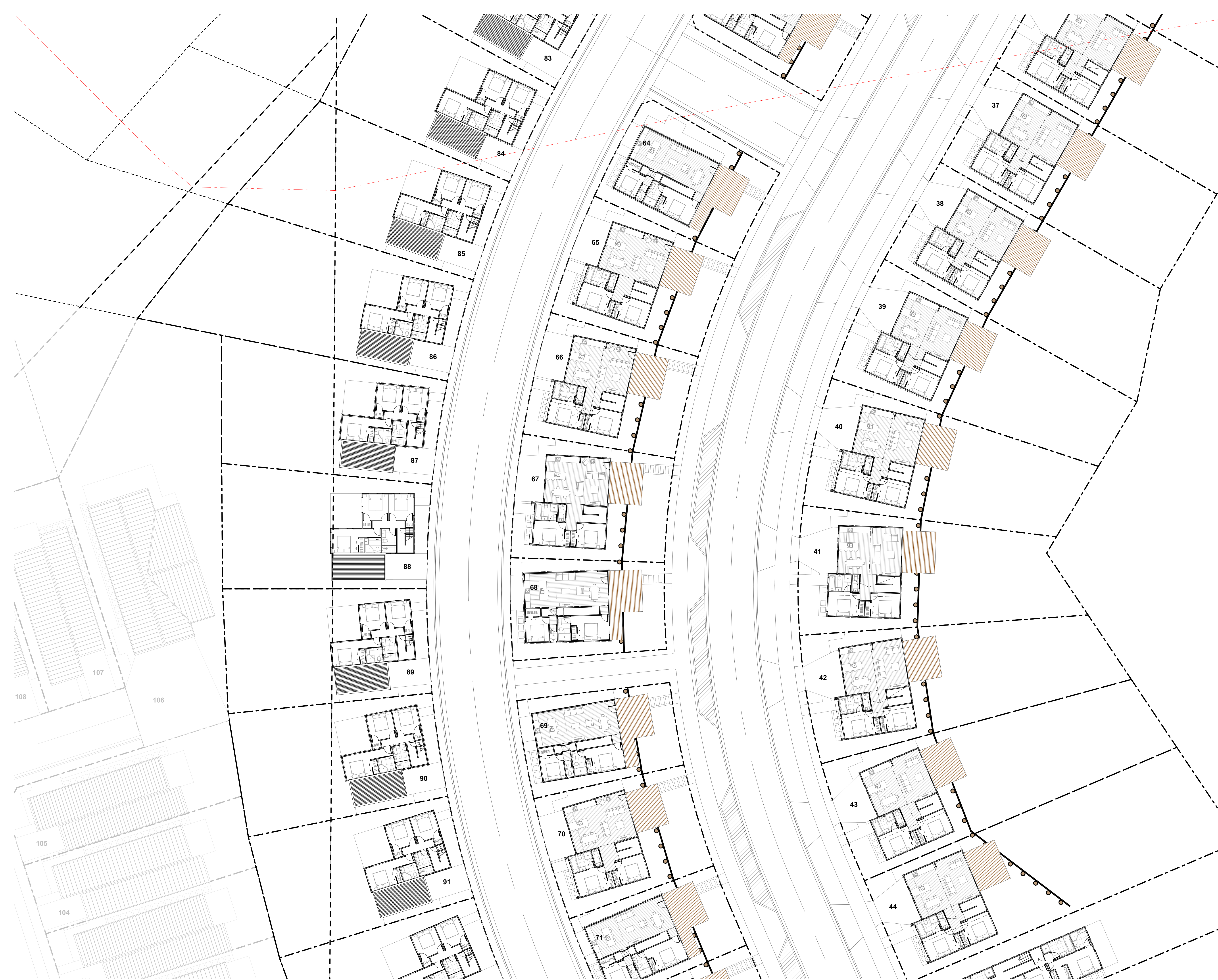
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REVISION NO.

B

DRAWING NO.

A-S1-1-24



TERRA STUDIO

PROJECT KEY

PUBLIC REALM

LEGAL

WIDER SITE BOUNDARY

N.O.R 6 DESIGNATION

CONTOURS

1m CONTOUR MAJOR

ECOLOGY

STREAM

WETLAND

STREAM/WETLAND 10m OFFSET

ECOLOGICAL COVENANT

SIGNIFICANT ECOLOGICAL AREA

PRIVATE REALM

PRIVATE LOT

DECK

CONCRETE PATH/PATIO

PAVER IN STONE CHIP

PARKING PAD GRADIENTS

1:20 MAX

1:15 MAX

1:10 MAX

1:8 MAX

NOTE: DWELLING FFL'S ARE APPROXIMATE AND SUBJECT TO FINAL EARTHWORKS LEVELS DURING CONSTRUCTION. REFER TO THE CONSENT CONDITIONS FOR DETAILS

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE - STAGE 1

DRAWING TITLE

STAGE 1A-1 - FF

SCALE

1:200, 1:15000

REVISION NO.

B

DRAWING NO.

A-S1-1-25



TERRA STUDIO

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				
NOTE: IN THE CASE OF ANY DISCREPANCIES BETWEEN THIS KEY AND THE TYPOLOGY PLAN BOOK, THE TYPOLOGY PLAN BOOK SHALL TAKE PRECEDENCE.				
CLIENT	VINEWAY LIMITED			
PROJECT NAME	DELMORE - STAGE 1			
DRAWING TITLE	STAGE 1A-1 - TYPOLOGY			
SCALE	1:200, 1:15000			
REVISION NO.	B			
DRAWING NO.				
A-S1-1-26				



TERRA STUDIO

PROJECT KEY

PUBLIC REALM

LEGAL

WIDER SITE BOUNDARY

N.O.R 6 DESIGNATION

CONTOURS

1m CONTOUR MAJOR

ECOLOGY

STREAM

WETLAND

STREAM/WETLAND 10m OFFSET

ECOLOGICAL COVENANT

SIGNIFICANT ECOLOGICAL AREA

PRIVATE REALM

PRIVATE LOT

DECK

CONCRETE PATH/PATIO

PAVER IN STONE CHIP

PARKING PAD GRADIENTS

1:20 MAX

1:15 MAX

1:10 MAX

1:8 MAX

NOTE: DWELLING FFL'S ARE APPROXIMATE AND SUBJECT TO FINAL EARTHWORKS LEVELS DURING CONSTRUCTION. REFER TO THE CONSENT CONDITIONS FOR DETAILS

CLIENT	VINEWAY LIMITED
PROJECT NAME	DELMORE - STAGE 1
DRAWING TITLE	STAGE 1A-1 - GF
SCALE	1:200, 1:15000
REVISION NO.	B
DRAWING NO.	A-S1-1-27



TERRA STUDIO

PROJECT KEY

PUBLIC REALM

LEGAL

WIDER SITE BOUNDARY

N.O.R 6 DESIGNATION

CONTOURS

1m CONTOUR MAJOR

ECOLOGY

STREAM

WETLAND

STREAM/WETLAND 10m OFFSET

ECOLOGICAL COVENANT

SIGNIFICANT ECOLOGICAL AREA

PRIVATE REALM

PRIVATE LOT

DECK

CONCRETE PATH/PATIO

PAVER IN STONE CHIP

PARKING PAD GRADIENTS

1:20 MAX

1:15 MAX

1:10 MAX

1:8 MAX

NOTE: DWELLING FFL'S ARE APPROXIMATE AND SUBJECT TO FINAL EARTHWORKS LEVELS DURING CONSTRUCTION. REFER TO THE CONSENT CONDITIONS FOR DETAILS

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE - STAGE 1

DRAWING TITLE

STAGE 1A-1 - FF

SCALE

1:200, 1:15000

REVISION NO.

B

DRAWING NO.

A-S1-1-28



TERRA STUDIO

PROJECT KEY

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

NOTE: IN THE CASE OF ANY DISCREPANCIES BETWEEN THIS KEY AND THE TYPOLOGY PLAN BOOK, THE TYPOLOGY PLAN BOOK SHALL TAKE PRECEDENCE.

CLIENT	VINEWAY LIMITED
PROJECT NAME	DELMORE - STAGE 1
DRAWING TITLE	STAGE 1A-1 - TYPOLOGY
SCALE	1:200, 1:15000
REVISION NO.	B
DRAWING NO.	

A-S1-1-29



TERRA STUDIO

PROJECT KEY

PUBLIC REALM

LEGAL

WIDER SITE BOUNDARY

N.O.R 6 DESIGNATION

CONTOURS

1m CONTOUR MAJOR

ECOLOGY

STREAM

WETLAND

STREAM/WETLAND 10m OFFSET

ECOLOGICAL COVENANT

SIGNIFICANT ECOLOGICAL AREA

PRIVATE REALM

PRIVATE LOT

DECK

CONCRETE PATH/PATIO

PAVER IN STONE CHIP

PARKING PAD GRADIENTS

1:20 MAX

1:15 MAX

1:10 MAX

1:8 MAX

NOTE: DWELLING FFL'S ARE APPROXIMATE AND SUBJECT TO FINAL EARTHWORKS LEVELS DURING CONSTRUCTION. REFER TO THE CONSENT CONDITIONS FOR DETAILS

CLIENT	VINEWAY LIMITED
PROJECT NAME	DELMORE - STAGE 1
DRAWING TITLE	STAGE 1A-1 - GF
SCALE	1:200, 1:15000
REVISION NO.	B

DRAWING NO.

A-S1-1-30



TERRA STUDIO

PROJECT KEY

PUBLIC REALM

LEGAL

WIDER SITE BOUNDARY

N.O.R 6 DESIGNATION

CONTOURS

1m CONTOUR MAJOR

ECOLOGY

STREAM

WETLAND

STREAM/WETLAND 10m OFFSET

ECOLOGICAL COVENANT

SIGNIFICANT ECOLOGICAL AREA

PRIVATE REALM

PRIVATE LOT

DECK

CONCRETE PATH/PATIO

PAVER IN STONE CHIP

PARKING PAD GRADIENTS

1:20 MAX

1:15 MAX

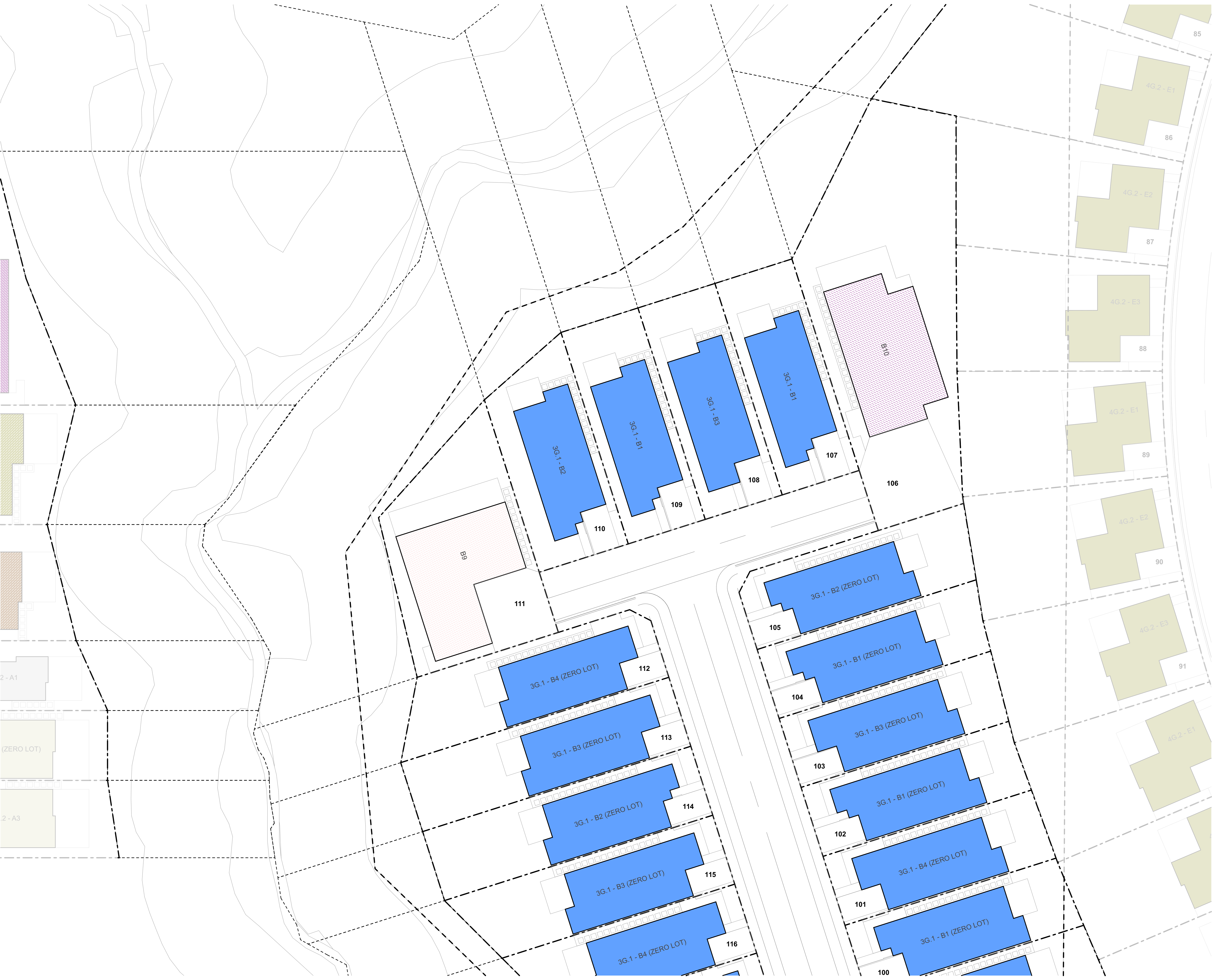
1:10 MAX

1:8 MAX

NOTE: DWELLING FFL'S ARE APPROXIMATE AND SUBJECT TO FINAL EARTHWORKS LEVELS DURING CONSTRUCTION. REFER TO THE CONSENT CONDITIONS FOR DETAILS

CLIENT	VINEWAY LIMITED
PROJECT NAME	DELMORE - STAGE 1
DRAWING TITLE	STAGE 1A-1 - FF
SCALE	1:200, 1:15000
REVISION NO.	B
DRAWING NO.	

A-S1-1-31



TERRA STUDIO

PROJECT KEY

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

NOTE: IN THE CASE OF ANY DISCREPANCIES BETWEEN THIS KEY AND THE TYPOLOGY PLAN BOOK, THE TYPOLOGY PLAN BOOK SHALL TAKE PRECEDENCE.

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE - STAGE 1

DRAWING TITLE

STAGE 1A-1 -
TYPOLOGY

SCALE

1:200, 1:15000

REVISION NO.

B

DRAWING NO.

A-S1-1-32



TERRA STUDIO

PROJECT KEY

PUBLIC REALM

LEGAL

WIDER SITE BOUNDARY

N.O.R 6 DESIGNATION

CONTOURS

1m CONTOUR MAJOR

ECOLOGY

STREAM

WETLAND

STREAM/WETLAND 10m OFFSET

ECOLOGICAL COVENANT

SIGNIFICANT ECOLOGICAL AREA

PRIVATE REALM

PRIVATE LOT

DECK

CONCRETE PATH/PATIO

PAVER IN STONE CHIP

PARKING PAD GRADIENTS

1:20 MAX

1:15 MAX

1:10 MAX

1:8 MAX

NOTE: DWELLING FFL'S ARE APPROXIMATE AND SUBJECT TO FINAL EARTHWORKS LEVELS DURING CONSTRUCTION. REFER TO THE CONSENT CONDITIONS FOR DETAILS

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE - STAGE 1

DRAWING TITLE

STAGE 1A-1 - GF

SCALE

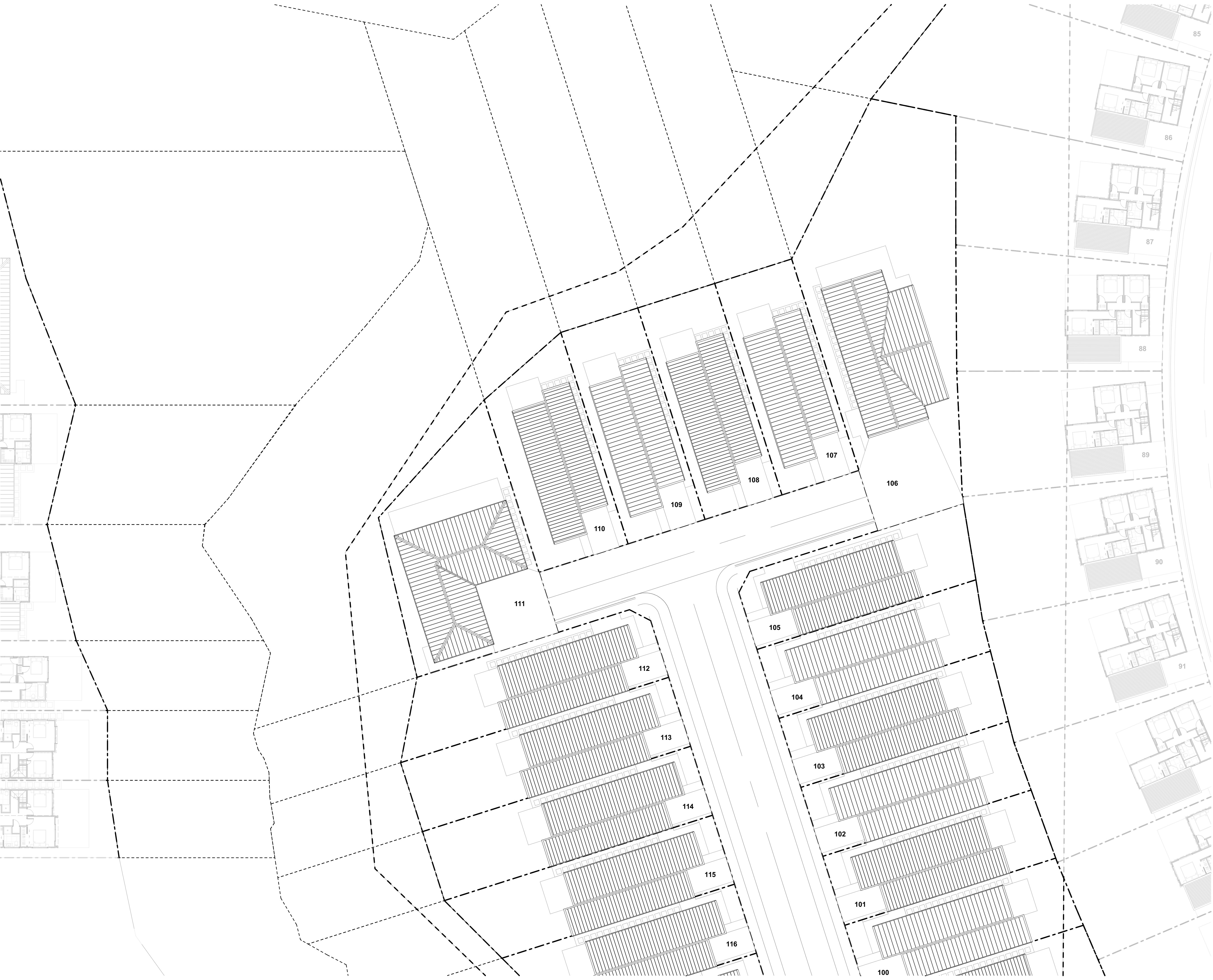
1:200, 1:15000

REVISION NO.

B

DRAWING NO.

A-S1-1-33



TERRA STUDIO

PROJECT KEY

PUBLIC REALM

LEGAL

WIDER SITE BOUNDARY

N.O.R 6 DESIGNATION

CONTOURS

1m CONTOUR MAJOR

ECOLOGY

STREAM

WETLAND

STREAM/WETLAND 10m OFFSET

ECOLOGICAL COVENANT

SIGNIFICANT ECOLOGICAL AREA

PRIVATE REALM

PRIVATE LOT

DECK

CONCRETE PATH/PATIO

PAVER IN STONE CHIP

PARKING PAD GRADIENTS

1:20 MAX

1:15 MAX

1:10 MAX

1:8 MAX

NOTE: DWELLING FFL'S ARE APPROXIMATE AND SUBJECT TO FINAL EARTHWORKS LEVELS DURING CONSTRUCTION. REFER TO THE CONSENT CONDITIONS FOR DETAILS

CLIENT	VINEWAY LIMITED
PROJECT NAME	DELMORE - STAGE 1
DRAWING TITLE	STAGE 1A-1 - FF
SCALE	1:200, 1:15000
REVISION NO.	B

DRAWING NO.

A-S1-1-34