

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

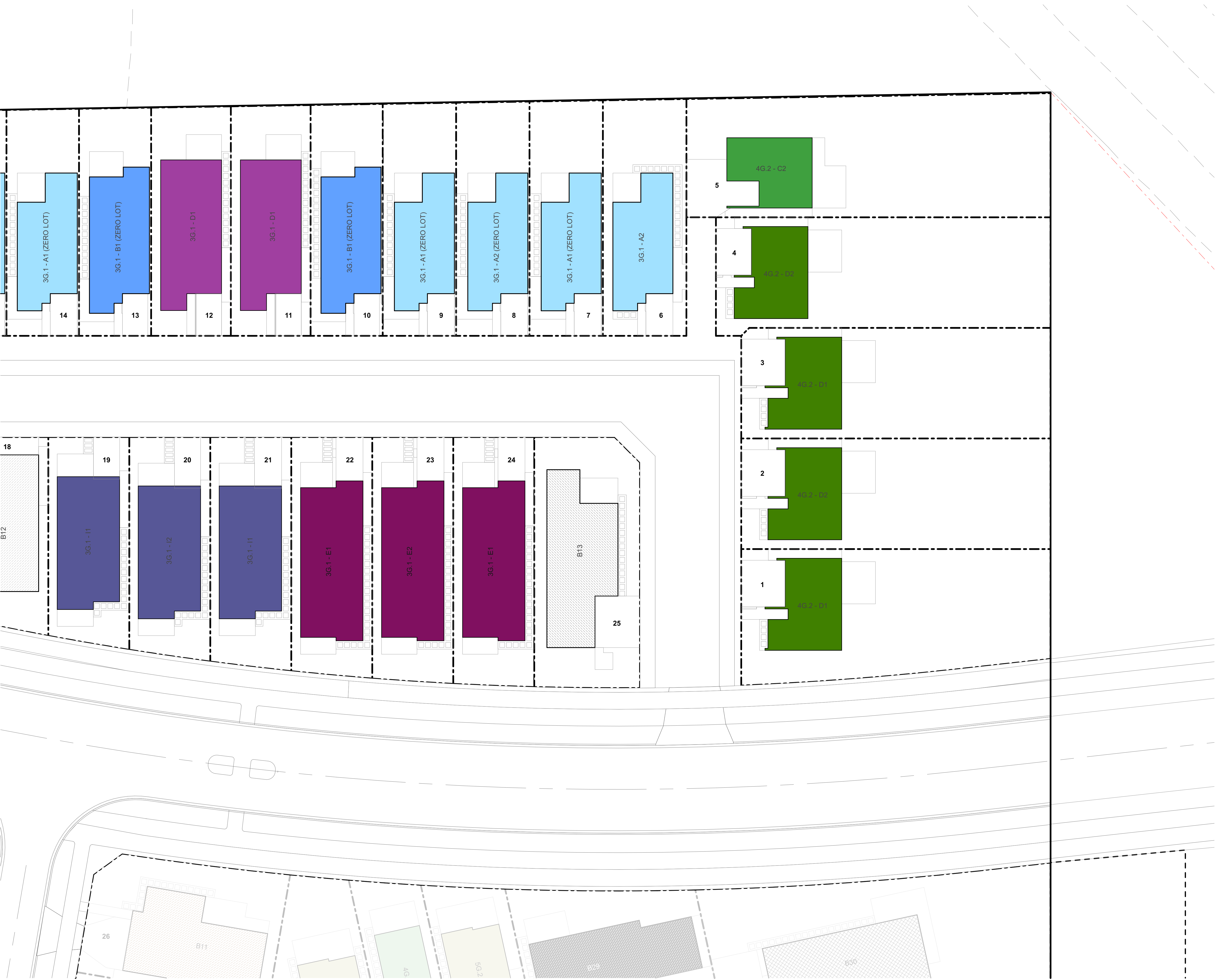
STAGE 1 PLANS INDEX					
LAYOUT ID	LAYOUT NAME	REV ID	LAYOUT ID	LAYOUT NAME	REV ID
A-S1-1-01	STAGE 1 - SITE PLAN	A	A-S1-1-59	STAGE 1A-4 - FF	A
A-S1-1-02	STAGE 1 - TYPOLOGY PLAN	A	A-S1-1-60	STAGE 1B-1 - TYPOLOGY	A
A-S1-1-03	STAGE 1 - STAGE PLAN	A	A-S1-1-61	STAGE 1B-1 - GF	A
A-S1-1-04	STAGE 1 - PARKING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

Delmore

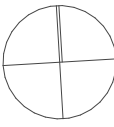
PROJECT SUMMARY STAGE 1

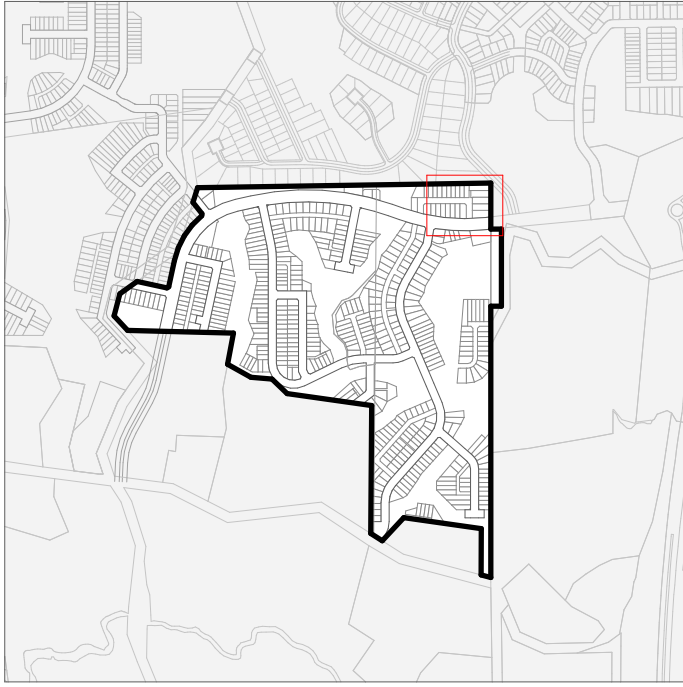
53A, 53B, 55 RUSSELL ROAD

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



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				

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE - STAGE 1

DRAWING TITLE

STAGE 1A-1 -
TYPOLOGY

SCALE

1:200

REVISION NO.

A

DRAWING NO.

A-S1-1-06



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

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE - STAGE 1

DRAWING TITLE

STAGE 1A-1 - GF

SCALE

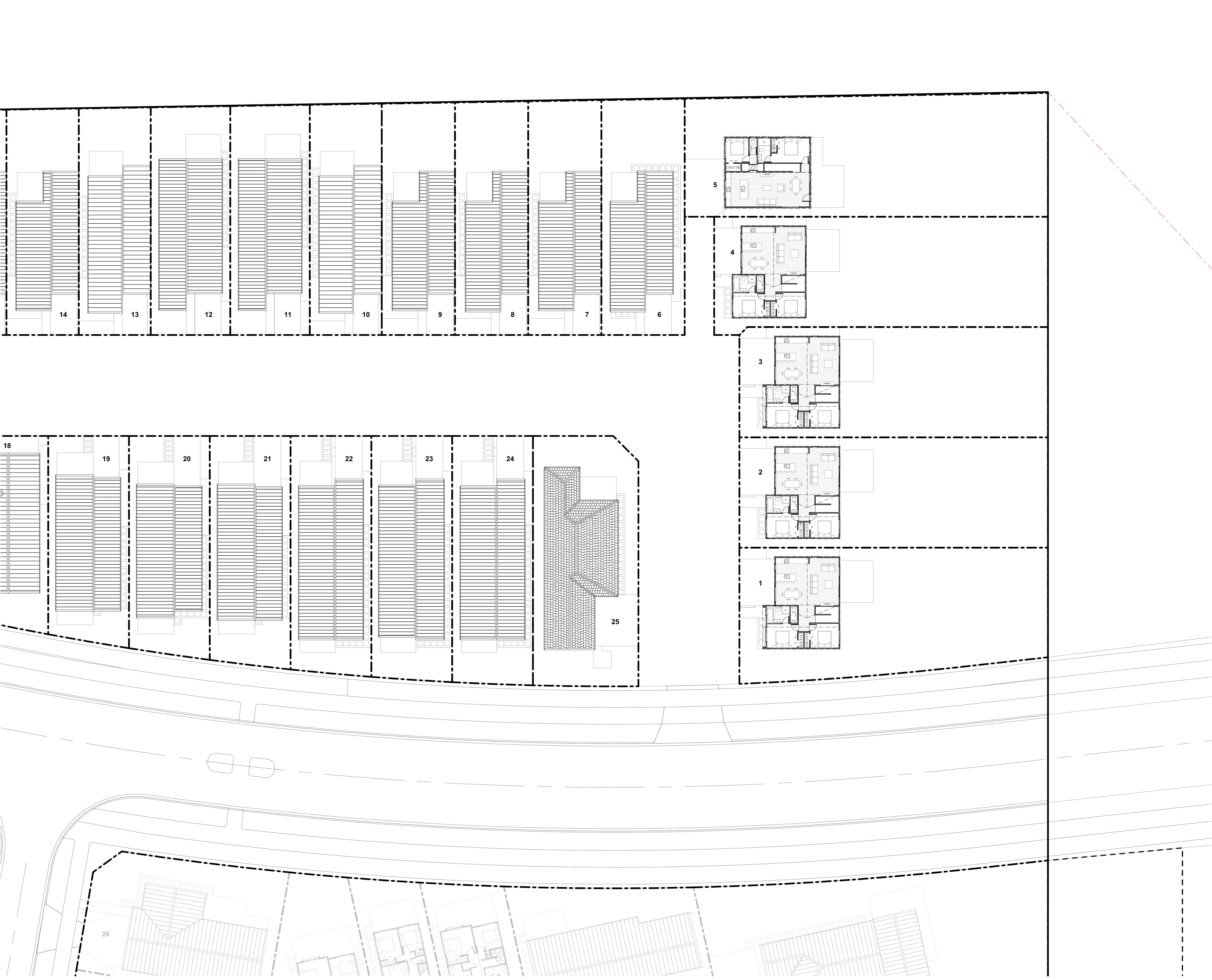
1:200

REVISION NO.

A

DRAWING NO.

A-S1-1-07



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

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE - STAGE 1

DRAWING TITLE

STAGE 1A-1 - FF

SCALE

1:200, 1:15000

REVISION NO.

A

DRAWING NO.

A-S1-1-08



TERRA STUDIO

PROJECT KEY

TYPE	LEVELS	BEDS	GARAGE	GFA (aprx)	
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 1A-1 - TYPOLOGY
SCALE	1:200, 1:15000
REVISION NO.	A
DRAWING NO.	A-S1-1-09



TERRA STUDIO

PROJECT KEY

PUBLIC REALM

LEGAL

CONTOURS

ECOLOGY

PRIVATE REALM

PARKING PAD GRADIENTS

CLIENT	VINEWAY LIMITED
PROJECT NAME	DELMORE - STAGE 1
DRAWING TITLE	STAGE 1A-1 - GF
SCALE	1:200, 1:15000
REVISION NO.	A
DRAWING NO.	A-S1-1-10



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

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE - STAGE 1

DRAWING TITLE

STAGE 1A-1 - FF

SCALE

1:200, 1:15000

REVISION NO.

A

DRAWING NO.

A-S1-1-11



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				

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE - STAGE 1

DRAWING TITLE

STAGE 1A-1 -
TYPOLOGY

SCALE

1:200, 1:15000

REVISION NO.

A

DRAWING NO.

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

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE - STAGE 1

DRAWING TITLE

STAGE 1A-1 - GF

SCALE

1:200, 1:15000

REVISION NO.

A

DRAWING NO.

A-S1-1-13



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

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE - STAGE 1

DRAWING TITLE

STAGE 1A-1 - FF

SCALE

1:200, 1:15000

REVISION NO.

A

DRAWING NO.

A-S1-1-14



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			

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE - STAGE 1

DRAWING TITLE

STAGE 1A-1 -
TYPOLOGY

SCALE

1:200, 1:15000

REVISION NO.

A

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

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE - STAGE 1

DRAWING TITLE

STAGE 1A-1 - GF

SCALE

1:200, 1:15000

REVISION NO.

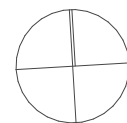
A

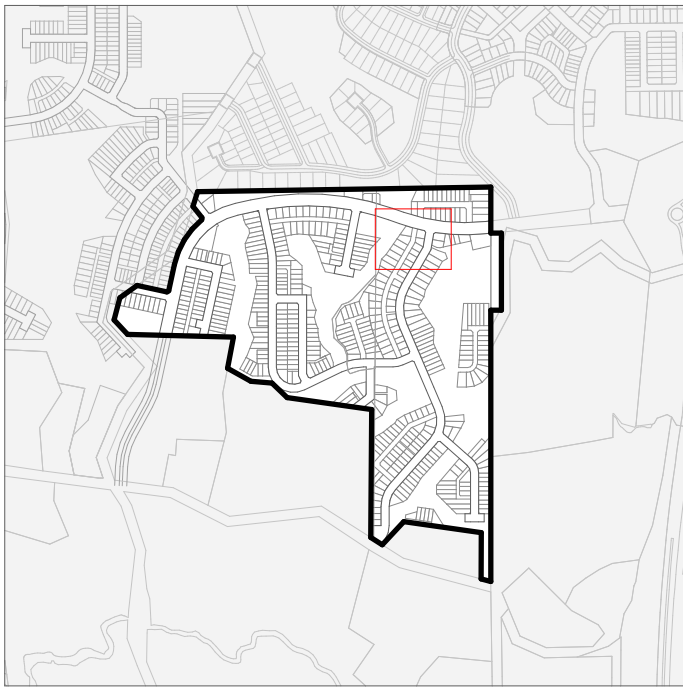
DRAWING NO.

A-S1-1-16



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

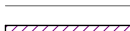
 PAVER IN STONE CHIP

PARKING PAD GRADIENTS

 1:20 MAX

 1:15 MAX

 1:10 MAX

 1:8 MAX

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE - STAGE 1

DRAWING TITLE

STAGE 1A-1 - FF

SCALE

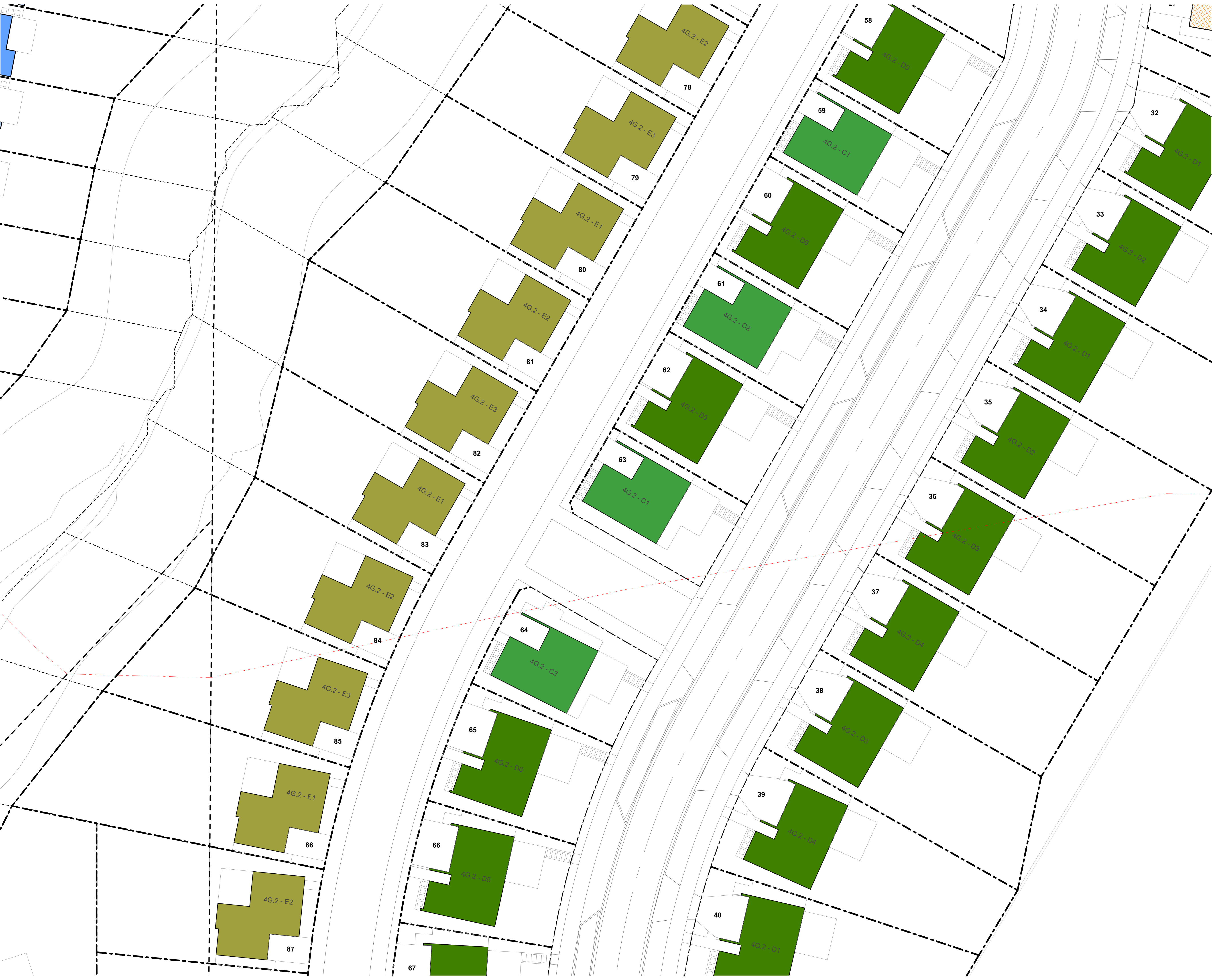
1:200, 1:15000

REVISION NO.

A

DRAWING NO.

A-S1-1-17



TERRA STUDIO

PROJECT KEY

TYPE	LEVELS	BEDS	GARAGE	GFA (aprx)
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 1A-1 -
TYPOLOGY

SCALE

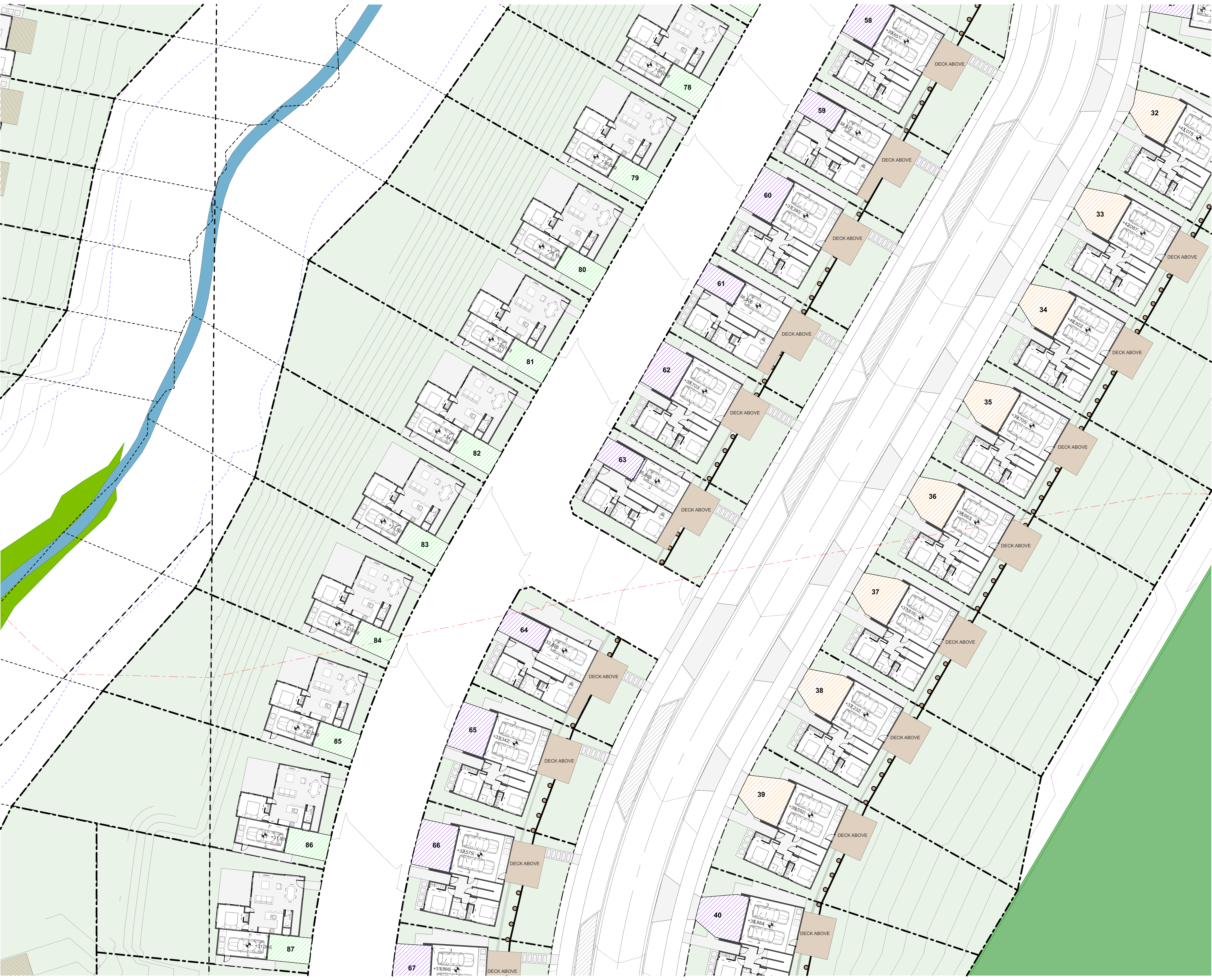
1:200, 1:15000

REVISION NO.

A

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

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE - STAGE 1

DRAWING TITLE

STAGE 1A-1 - GF

SCALE

1:200, 1:15000

REVISION NO.

A

DRAWING NO.

A-S1-1-19



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

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE - STAGE 1

DRAWING TITLE

STAGE 1A-1 - FF

SCALE

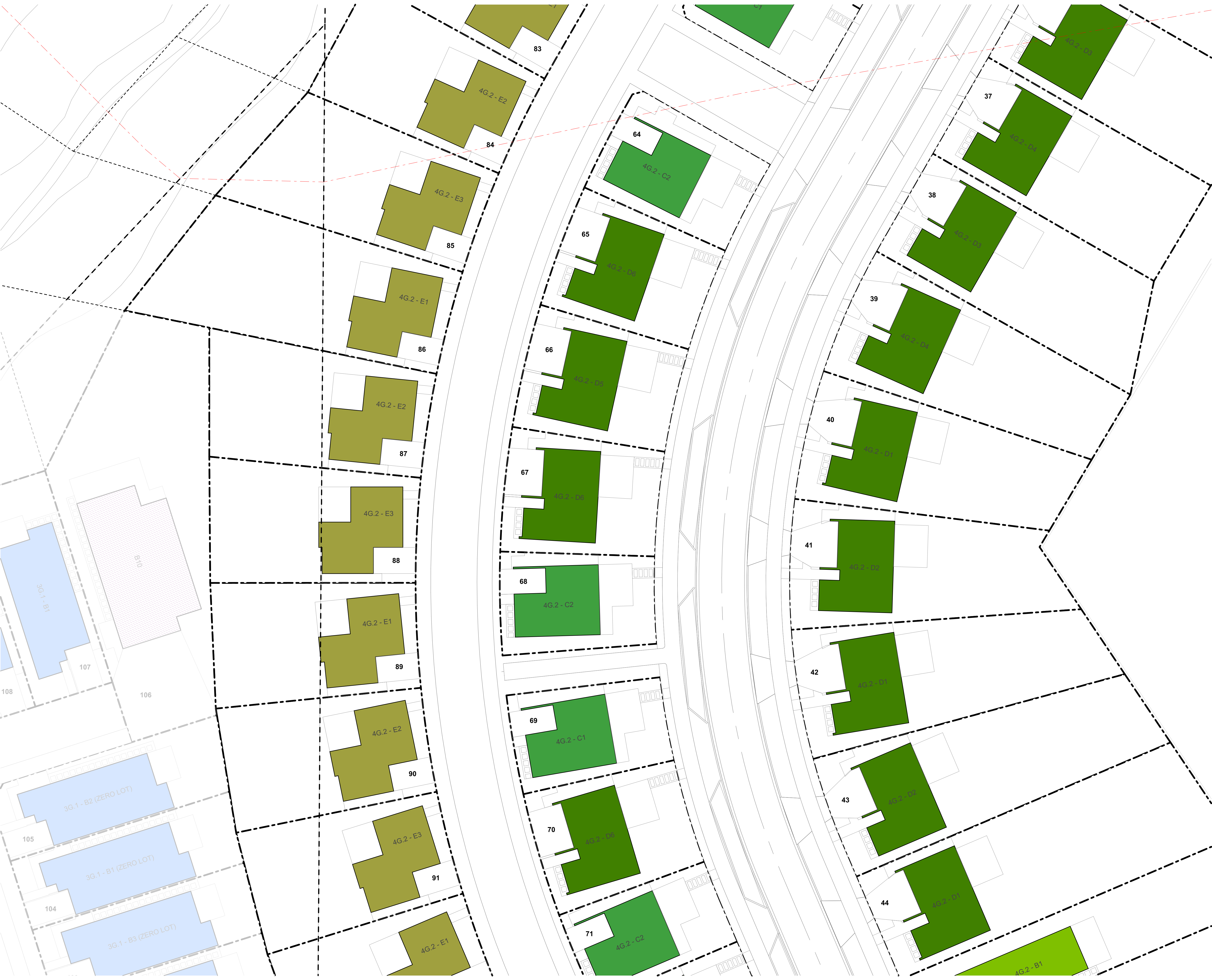
1:200, 1:15000

REVISION NO.

A

DRAWING NO.

A-S1-1-20



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				

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE - STAGE 1

DRAWING TITLE

STAGE 1A-1 -
TYPOLOGY

SCALE

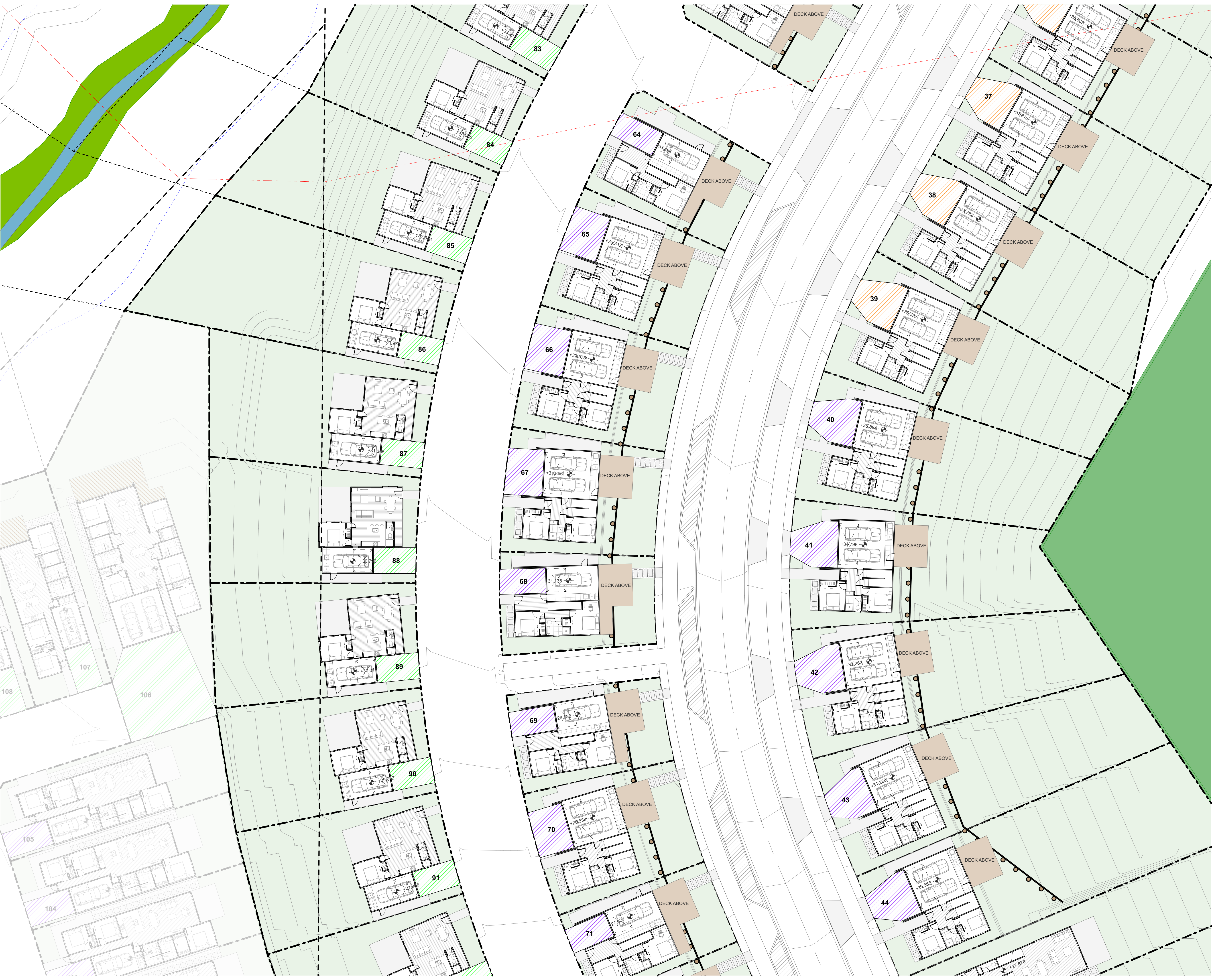
1:200, 1:15000

REVISION NO.

A

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

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE - STAGE 1

DRAWING TITLE

STAGE 1A-1 - GF

SCALE

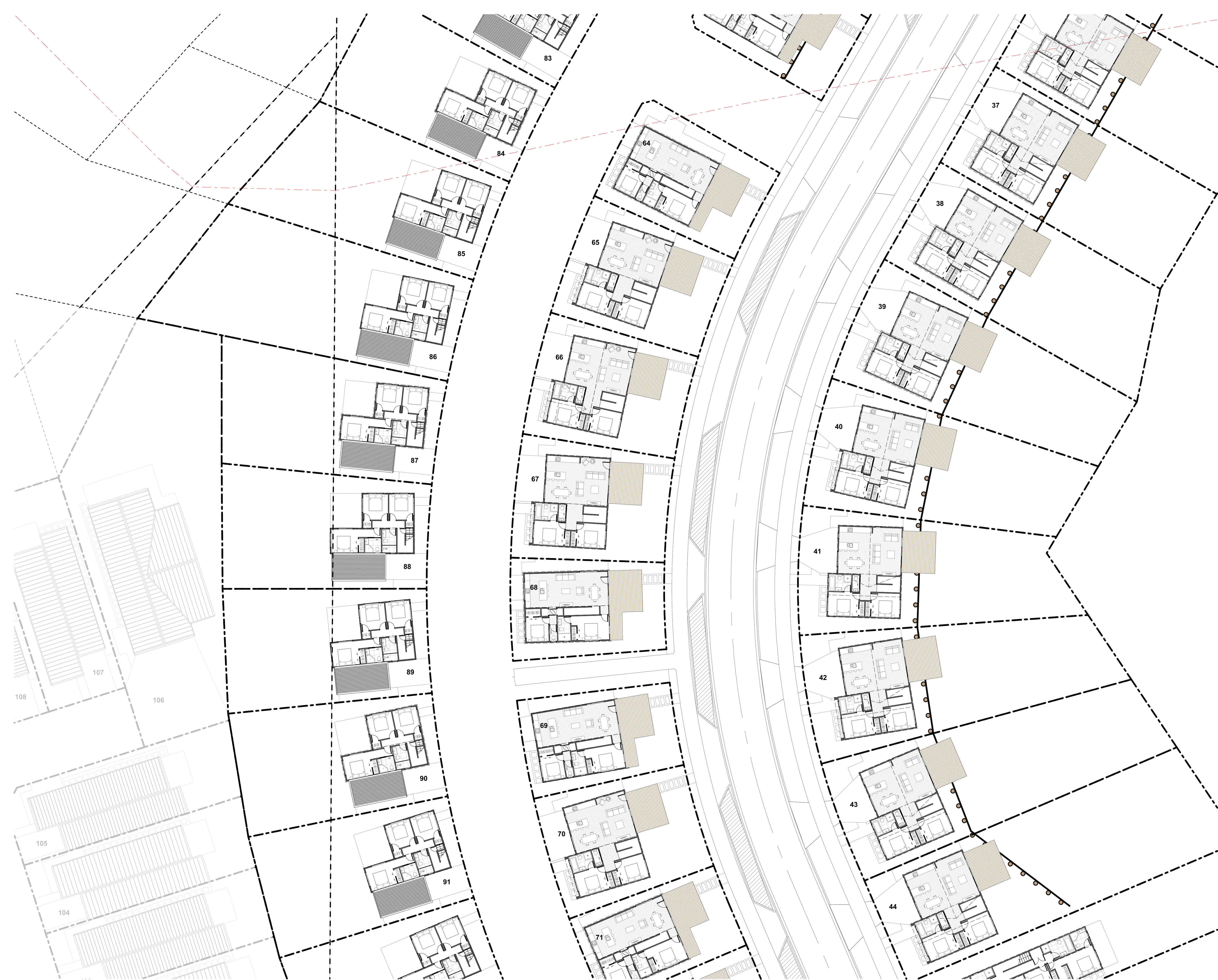
1:200, 1:15000

REVISION NO.

A

DRAWING NO.

A-S1-1-22



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

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE - STAGE 1

DRAWING TITLE

STAGE 1A-1 - FF

SCALE

1:200, 1:15000

REVISION NO.

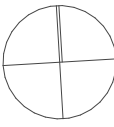
A

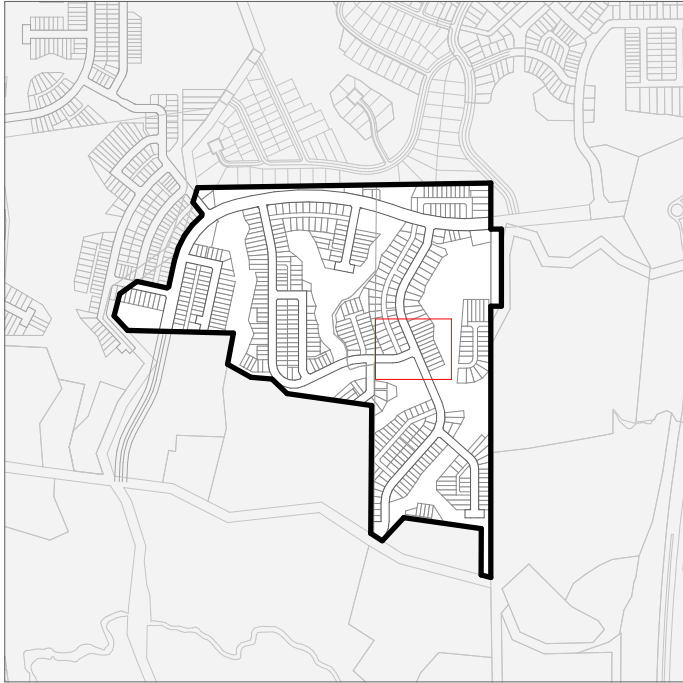
DRAWING NO.

A-S1-1-23

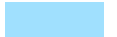
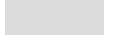
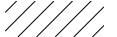


TERRA STUDIO





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				

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE - STAGE 1

DRAWING TITLE

STAGE 1A-1 -
TYPOLOGY

SCALE

1:200, 1:15000

REVISION NO.

A

DRAWING NO.

A-S1-1-24



TERRA STUDIO

PROJECT KEY

PUBLIC REALM

LEGAL

CONTOURS

ECOLOGY

WIDER SITE BOUNDARY

N.O.R 6 DESIGNATION

1m CONTOUR MAJOR

STREAM

WETLAND

STREAM/WETLAND 10m OFFSET

ECOLOGICAL COVENANT

SIGNIFICANT ECOLOGICAL AREA

PRIVATE REALM

PARKING PAD GRADIENTS

PRIVATE LOT

DECK

CONCRETE PATH/PATIO

PAVER IN STONE CHIP

1:20 MAX

1:15 MAX

1:10 MAX

1:8 MAX

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE - STAGE 1

DRAWING TITLE

STAGE 1A-1 - GF

SCALE

1:200, 1:15000

REVISION NO.

A

DRAWING NO.

A-S1-1-25



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

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE - STAGE 1

DRAWING TITLE

STAGE 1A-1 - FF

SCALE

1:200, 1:15000

REVISION NO.

A

DRAWING NO.

A-S1-1-26

A map of a residential area, likely a suburb, showing streets, houses, and green spaces. A large, irregular area is outlined in thick black, representing a specific neighborhood or planning zone. Within this black-outlined area, there is a smaller, roughly rectangular area outlined in red, indicating a specific site or sub-zone of interest. The map is oriented with North at the top.

TYPE	LEVELS	BEDS	GARAGE	GFA (sqm)
3 BED - GARAGE - SINGLE LEVEL				
3G1 - A	1	3	1	98m ²
3G1 - B	1	3	1	110m ²
3G1 - C	1	3	1	115m ²
3G1 - D	1	3	1	121m ²
3G1 - E	1	3-4	1	135m ²
3G1 - F	1	3	1	105m ²
3G1 - G	1	3	1	108m ²
3G1 - H	1	3	1	119m ²
3G1 - I	1	3	1	113m ²

	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

	3.2 - A	2	3	1	101m ²

	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

	5G.2 - A	2	5	1	156m ²
--	----------	---	---	---	-------------------

REFER TO BESPOKE TYPOLOGY PLAN

DRAWING NO.

A-S1-1-27

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

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE - STAGE 1

DRAWING TITLE

STAGE 1A-1 - GF

SCALE

1:200, 1:15000

REVISION NO.

A

DRAWING NO.

A-S1-1-28



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

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE - STAGE 1

DRAWING TITLE

STAGE 1A-1 - FF

SCALE

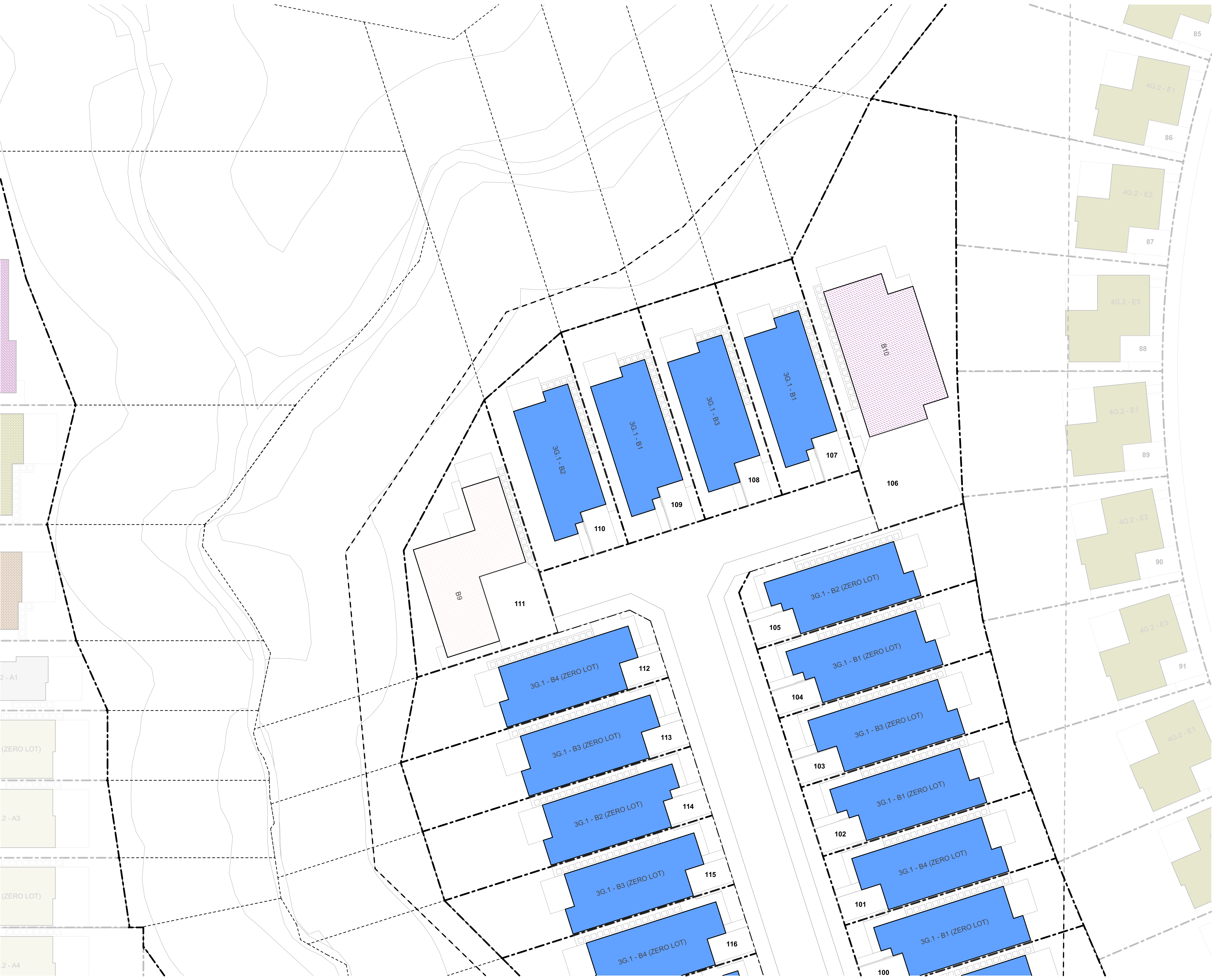
1:200, 1:15000

REVISION NO.

A

DRAWING NO.

A-S1-1-29



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				

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE - STAGE 1

DRAWING TITLE

STAGE 1A-1 -
TYPOLOGY

SCALE

1:200, 1:15000

REVISION NO.

A

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

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE - STAGE 1

DRAWING TITLE

STAGE 1A-1 - GF

SCALE

1:200, 1:15000

REVISION NO.

A

DRAWING NO.

A-S1-1-31



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

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE - STAGE 1

DRAWING TITLE

STAGE 1A-1 - FF

SCALE

1:200, 1:15000

REVISION NO.

A

DRAWING NO.

A-S1-1-32