

Delmore

VINEWAY LIMITED | TERRA STUDIO

STAGE 2 PLANS



DRAWING REGISTER

STAGE 2 PLANS

STAGE 2 PLANS INDEX								
LAYOUT ID	LAYOUT NAME	REV ID	LAYOUT ID	LAYOUT NAME	REV ID	LAYOUT ID	LAYOUT NAME	REV ID
A-S2-1-01	STAGE 2 - SITE PLAN 1/2	B	A-S2-1-71	STAGE 2A-2 - GF	B	A-S2-1-141	STAGE 2B-3 - FF	B
A-S2-1-02	STAGE 2 - SITE PLAN 2/2	B	A-S2-1-72	STAGE 2A-2 - FF	B	A-S2-1-142	STAGE 2B-3 - TYPOLOGY	B
A-S2-1-03	STAGE 2 - TYPOLOGY PLAN 1/2	B	A-S2-1-73	STAGE 2A-2 - TYPOLOGY	B	A-S2-1-143	STAGE 2B-3 - GF	B
A-S2-1-04	STAGE 2 - TYPOLOGY PLAN 2/2	B	A-S2-1-74	STAGE 2A-2 - GF	B	A-S2-1-144	STAGE 2B-3 - FF	B
A-S2-1-05	STAGE 2 - PARKING PLAN 1/2	B	A-S2-1-75	STAGE 2A-2 - FF	B	A-S2-1-145	STAGE 2B-3 - TYPOLOGY	B
A-S2-1-06	STAGE 2 - PARKING PLAN 2/2	B	A-S2-1-76	STAGE 2A-2 - TYPOLOGY	B	A-S2-1-146	STAGE 2B-3 - GF	B
A-S2-1-07	STAGE 2 - RETAINING PLAN 1/2	B	A-S2-1-77	STAGE 2A-2 - GF	B	A-S2-1-147	STAGE 2B-3 - FF	B
A-S2-1-08	STAGE 2 - RETAINING PLAN 2/2	B	A-S2-1-78	STAGE 2A-2 - FF	B	A-S2-1-148	STAGE 2B-3 - TYPOLOGY	B
A-S2-1-09	STAGE 2 - BATTER PLAN 1/2	B	A-S2-1-79	STAGE 2A-2 - TYPOLOGY	B	A-S2-1-149	STAGE 2B-3 - GF	B
A-S2-1-10	STAGE 2 - BATTER PLAN 2/2	B	A-S2-1-80	STAGE 2A-2 - GF	B	A-S2-1-150	STAGE 2B-3 - FF	B
A-S2-1-11	STAGE 2 - COVERAGE PLAN 1/2	B	A-S2-1-81	STAGE 2A-2 - FF	B	A-S2-1-151	STAGE 2B-3 - TYPOLOGY	B
A-S2-1-12	STAGE 2 - COVERAGE PLAN 2/2	B	A-S2-1-82	STAGE 2A-2 - TYPOLOGY	B	A-S2-1-152	STAGE 2B-3 - GF	B
A-S2-1-13	STAGE 2A-1 - TYPOLOGY	B	A-S2-1-83	STAGE 2A-2 - GF	B	A-S2-1-153	STAGE 2B-3 - FF	B
A-S2-1-14	STAGE 2A-1 - GF	B	A-S2-1-84	STAGE 2A-2 - FF	B	A-S2-1-154	STAGE 2B-3 - TYPOLOGY	B
A-S2-1-15	STAGE 2A-1 - FF	B	A-S2-1-85	STAGE 2A-2 - TYPOLOGY	B	A-S2-1-155	STAGE 2B-3 - GF	B
A-S2-1-16	STAGE 2A-1 - TYPOLOGY	B	A-S2-1-86	STAGE 2A-2 - GF	B	A-S2-1-156	STAGE 2B-3 - FF	B
A-S2-1-17	STAGE 2A-1 - GF	B	A-S2-1-87	STAGE 2A-2 - FF	B	A-S2-1-157	STAGE 2B-3 - TYPOLOGY	B
A-S2-1-18	STAGE 2A-1 - FF	B	A-S2-1-88	STAGE 2A-2 - TYPOLOGY	B	A-S2-1-158	STAGE 2B-3 - GF	B
A-S2-1-19	STAGE 2A-1 - TYPOLOGY	B	A-S2-1-89	STAGE 2A-2 - GF	B	A-S2-1-159	STAGE 2B-3 - FF	B
A-S2-1-20	STAGE 2A-1 - GF	B	A-S2-1-90	STAGE 2A-2 - FF	B	A-S2-1-160	STAGE 2B-3 - TYPOLOGY	B
A-S2-1-21	STAGE 2A-1 - FF	B	A-S2-1-91	STAGE 2A-2 - TYPOLOGY	B	A-S2-1-161	STAGE 2B-3 - GF	B
A-S2-1-22	STAGE 2A-1 - TYPOLOGY	B	A-S2-1-92	STAGE 2A-2 - GF	B	A-S2-1-162	STAGE 2B-3 - FF	B
A-S2-1-23	STAGE 2A-1 - GF	B	A-S2-1-93	STAGE 2A-2 - FF	B	A-S2-1-163	STAGE 2B-3 - TYPOLOGY	B
A-S2-1-24	STAGE 2A-1 - FF	B	A-S2-1-94	STAGE 2A-2 - TYPOLOGY	B	A-S2-1-164	STAGE 2B-3 - GF	B
A-S2-1-25	STAGE 2A-1 - TYPOLOGY	B	A-S2-1-95	STAGE 2A-2 - GF	B	A-S2-1-165	STAGE 2B-3 - FF	B
A-S2-1-26	STAGE 2A-1 - GF	B	A-S2-1-96	STAGE 2A-2 - FF	B	A-S2-1-166	STAGE 2B-3 - TYPOLOGY	B
A-S2-1-27	STAGE 2A-1 - FF	B	A-S2-1-97	STAGE 2B-1 - TYPOLOGY	B	A-S2-1-167	STAGE 2B-3 - GF	B
A-S2-1-28	STAGE 2A-1 - TYPOLOGY	B	A-S2-1-98	STAGE 2B-1 - GF	B	A-S2-1-168	STAGE 2B-3 - FF	B
A-S2-1-29	STAGE 2A-1 - GF	B	A-S2-1-99	STAGE 2B-1 - FF	B	A-S2-1-169	STAGE 2B-3 - TYPOLOGY	B
A-S2-1-30	STAGE 2A-1 - FF	B	A-S2-1-100	STAGE 2B-1 - TYPOLOGY	B	A-S2-1-170	STAGE 2B-3 - GF	B
A-S2-1-31	STAGE 2A-1 - TYPOLOGY	B	A-S2-1-101	STAGE 2B-1 - GF	B	A-S2-1-171	STAGE 2B-3 - FF	B
A-S2-1-32	STAGE 2A-1 - GF	B	A-S2-1-102	STAGE 2B-1 - FF	B	A-S2-1-172	STAGE 2B-3 - TYPOLOGY	B
A-S2-1-33	STAGE 2A-1 - FF	B	A-S2-1-103	STAGE 2B-1 - TYPOLOGY	B	A-S2-1-173	STAGE 2B-3 - GF	B
A-S2-1-34	STAGE 2A-1 - TYPOLOGY	B	A-S2-1-104	STAGE 2B-1 - GF	B	A-S2-1-174	STAGE 2B-3 - FF	B
A-S2-1-35	STAGE 2A-1 - GF	B	A-S2-1-105	STAGE 2B-1 - FF	B	A-S2-1-175	STAGE 2B-3 - TYPOLOGY	B
A-S2-1-36	STAGE 2A-1 - FF	B	A-S2-1-106	STAGE 2B-2 - TYPOLOGY	B	A-S2-1-176	STAGE 2B-3 - GF	B
A-S2-1-37	STAGE 2A-1 - TYPOLOGY	B	A-S2-1-107	STAGE 2B-2 - GF	B	A-S2-1-177	STAGE 2B-3 - FF	B
A-S2-1-38	STAGE 2A-1 - GF	B	A-S2-1-108	STAGE 2B-2 - FF	B	A-S2-1-178	STAGE 2B-3 - TYPOLOGY	B
A-S2-1-39	STAGE 2A-1 - FF	B	A-S2-1-109	STAGE 2B-1 - TYPOLOGY	B	A-S2-1-179	STAGE 2B-3 - GF	B
A-S2-1-40	STAGE 2A-1 - TYPOLOGY	B	A-S2-1-110	STAGE 2B-2 - GF	B	A-S2-1-180	STAGE 2B-3 - FF	B
A-S2-1-41	STAGE 2A-1 - GF	B	A-S2-1-111	STAGE 2B-2 - FF	B	A-S2-1-181	STAGE 2C - TYPOLOGY	B
A-S2-1-42	STAGE 2A-1 - FF	B	A-S2-1-112	STAGE 2B-1 - TYPOLOGY	B	A-S2-1-182	STAGE 2C - GF	B
A-S2-1-43	STAGE 2A-1 - TYPOLOGY	B	A-S2-1-113	STAGE 2B-2 - GF	B	A-S2-1-183	STAGE 2C - FF	B
A-S2-1-44	STAGE 2A-1 - GF	B	A-S2-1-114	STAGE 2B-2 - FF	B	A-S2-1-184	STAGE 2C - TYPOLOGY	B
A-S2-1-45	STAGE 2A-1 - FF	B	A-S2-1-115	STAGE 2B-3 - TYPOLOGY	B	A-S2-1-185	STAGE 2C - GF	B
A-S2-1-46	STAGE 2A-1 - TYPOLOGY	B	A-S2-1-116	STAGE 2B-3 - GF	B	A-S2-1-186	STAGE 2C - FF	B
A-S2-1-47	STAGE 2A-1 - GF	B	A-S2-1-117	STAGE 2B-3 - FF	B	A-S2-1-187	STAGE 2C - TYPOLOGY	B
A-S2-1-48	STAGE 2A-1 - FF	B	A-S2-1-118	STAGE 2B-3 - TYPOLOGY	B	A-S2-1-188	STAGE 2C - GF	B
A-S2-1-49	STAGE 2A-1 - TYPOLOGY	B	A-S2-1-119	STAGE 2B-3 - GF	B	A-S2-1-189	STAGE 2C - FF	B
A-S2-1-50	STAGE 2A-1 - GF	B	A-S2-1-120	STAGE 2B-3 - FF	B	A-S2-1-190	STAGE 2C - TYPOLOGY	B
A-S2-1-51	STAGE 2A-1 - FF	B	A-S2-1-121	STAGE 2B-3 - TYPOLOGY	B	A-S2-1-191	STAGE 2C - GF	B
A-S2-1-52	STAGE 2A-1 - TYPOLOGY	B	A-S2-1-122	STAGE 2B-3 - GF	B	A-S2-1-192	STAGE 2C - FF	B
A-S2-1-53	STAGE 2A-1 - GF	B	A-S2-1-123	STAGE 2B-3 - FF	B	A-S2-1-193	STAGE 2C - TYPOLOGY	B
A-S2-1-54	STAGE 2A-1 - FF	B	A-S2-1-124	STAGE 2B-3 - TYPOLOGY	B	A-S2-1-194	STAGE 2C - GF	B
A-S2-1-55	STAGE 2A-2 - TYPOLOGY	B	A-S2-1-125	STAGE 2B-3 - GF	B	A-S2-1-195	STAGE 2C - FF	B
A-S2-1-56	STAGE 2A-2 - GF	B	A-S2-1-126	STAGE 2B-3 - FF	B	A-S2-1-196	STAGE 2C - TYPOLOGY	B
A-S2-1-57	STAGE 2A-2 - FF	B	A-S2-1-127	STAGE 2B-3 - TYPOLOGY	B	A-S2-1-197	STAGE 2C - GF	B
A-S2-1-58	STAGE 2A-2 - TYPOLOGY	B	A-S2-1-128	STAGE 2B-3 - GF	B	A-S2-1-198	STAGE 2C - FF	B
A-S2-1-59	STAGE 2A-2 - GF	B	A-S2-1-129	STAGE 2B-3 - FF	B	A-S2-1-199	STAGE 2C - TYPOLOGY	B
A-S2-1-60	STAGE 2A-2 - FF	B	A-S2-1-130	STAGE 2B-3 - TYPOLOGY	B	A-S2-1-200	STAGE 2C - GF	B
A-S2-1-61	STAGE 2A-2 - TYPOLOGY	B	A-S2-1-131	STAGE 2B-3 - GF	B	A-S2-1-201	STAGE 2C - FF	B
A-S2-1-62	STAGE 2A-2 - GF	B	A-S2-1-132	STAGE 2B-3 - FF	B	A-S2-1-202	STAGE 2C - TYPOLOGY	B
A-S2-1-63	STAGE 2A-2 - FF	B	A-S2-1-133	STAGE 2B-3 - TYPOLOGY	B	A-S2-1-203	STAGE 2C - GF	B
A-S2-1-64	STAGE 2A-2 - TYPOLOGY	B	A-S2-1-134	STAGE 2B-3 - GF	B	A-S2-1-204	STAGE 2C - FF	B
A-S2-1-65	STAGE 2A-2 - GF	B	A-S2-1-135	STAGE 2B-3 - FF	B	A-S2-1-205	STAGE 2C - TYPOLOGY	B
A-S2-1-66	STAGE 2A-2 - FF	B	A-S2-1-136	STAGE 2B-3 - TYPOLOGY	B	A-S2-1-206	STAGE 2C - GF	B
A-S2-1-67	STAGE 2A-2 - TYPOLOGY	B	A-S2-1-137	STAGE 2B-3 - GF	B	A-S2-1-207	STAGE 2C - FF	B
A-S2-1-68	STAGE 2A-2 - GF	B	A-S2-1-138	STAGE 2B-3 - FF	B	A-S2-1-208	STAGE 2C - TYPOLOGY	B
A-S2-1-69	STAGE 2A-2 - FF	B	A-S2-1-139	STAGE 2B-3 - TYPOLOGY	B	A-S2-1-209	STAGE 2C - GF	B
A-S2-1-70	STAGE 2A-2 - TYPOLOGY	B	A-S2-1-140	STAGE 2B-3 - GF	B	A-S2-1-210	STAGE 2C - FF	B

Delmore

PROJECT SUMMARY STAGE 2

88, 130, 132 UPPER OREWA ROAD

TOTAL LOTS734 TOTAL LOTS IN STAGE 2
ADDITIONALLY, THE PROPOSAL SEEKS APPROVAL FOR A
9,400m² UNSERVICED SUPERLOT FOR FUTURE DEVELOPMENT

TYPOLOGIES15 STANDARD FLOOR PLAN DESIGNS

3G.1 - 3 BED, GARAGE, SINGLE LEVEL - 217
4G.1 - 4 BED, GARAGE, SINGLE LEVEL - 24
5G.1 - 5 BED, GARAGE, SINGLE LEVEL - 0
3.2 - 3 BED, TWO LEVELS - 91
3G.2 - 3 BED, GARAGE, TWO LEVELS - 0
4G.2 - 4 BED, GARAGE, TWO LEVELS - 179
5G.2 - 5 BED, GARAGE, TWO LEVELS - 223

SINGLE LEVEL / DOUBLE LEVEL HOMES241 SINGLE (33%) / 492 DOUBLE (67%) + SUPERLOT

ZERO LOT / STANDALONE BOUNDARY57 ZERO LOT (8%) / 677 STANDALONE (92%)
NO TERRACED TYPOLOGIES ARE PROPOSED IN
STAGE 2

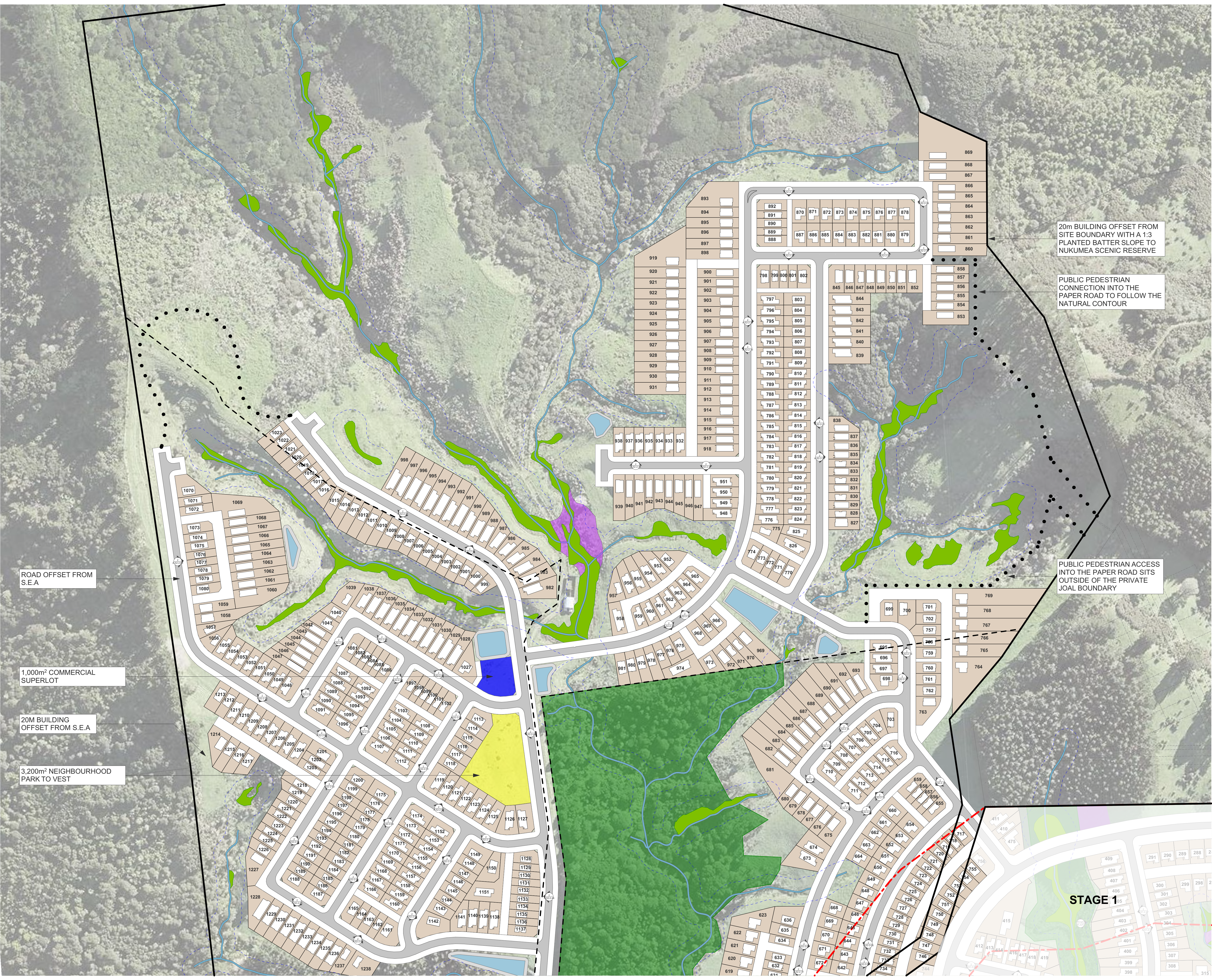
TOTAL OVERALL SITE AREA (UPPER OREWA ROAD)78.4506 HA

PRIVATE LOT AREA278,881m2 + 9,400m² UNSERVICED SUPERLOT

BUILDING COVERAGE66,600m2 - 23.9% OF THE 'PRIVATE LOT AREA'

IMPERMEABLE COVERAGE119,880m2 APPROX - 43.0% OF THE 'PRIVATE LOT AREA'

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



ROAD OFFSET FROM
S.E.A

1,000m² COMMERCIAL
SUPERLOT

20M BUILDING
OFFSET FROM S.E.A

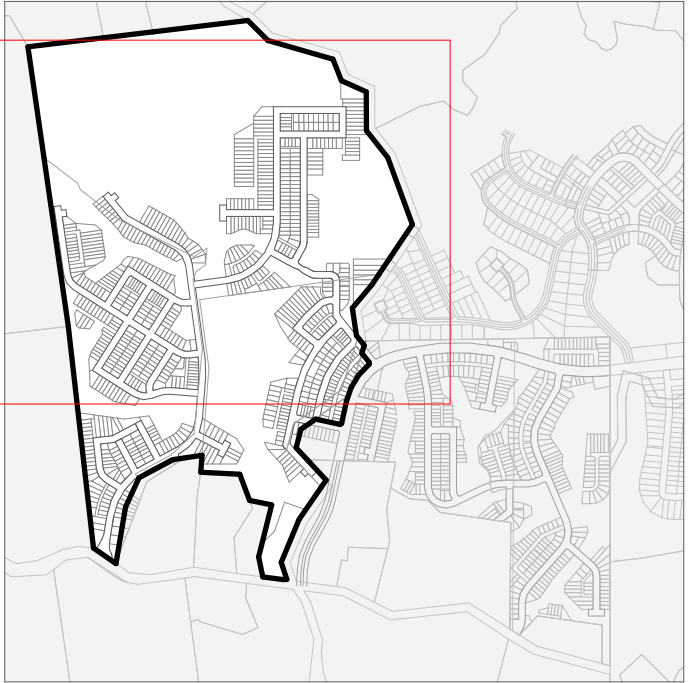
3,200m² NEIGHBOURHOOD
PARK TO VEST

20m BUILDING OFFSET FROM
SITE BOUNDARY WITH A 1:3
PLANTED BATTER SLOPE TO
NUKUEA SCENIC RESERVE

PUBLIC PEDESTRIAN
CONNECTION INTO THE
PAPER ROAD TO FOLLOW THE
NATURAL CONTOUR

PUBLIC PEDESTRIAN ACCESS
INTO THE PAPER ROAD SITS
OUTSIDE OF THE PRIVATE
JOAL BOUNDARY

STAGE 1



PROJECT KEY

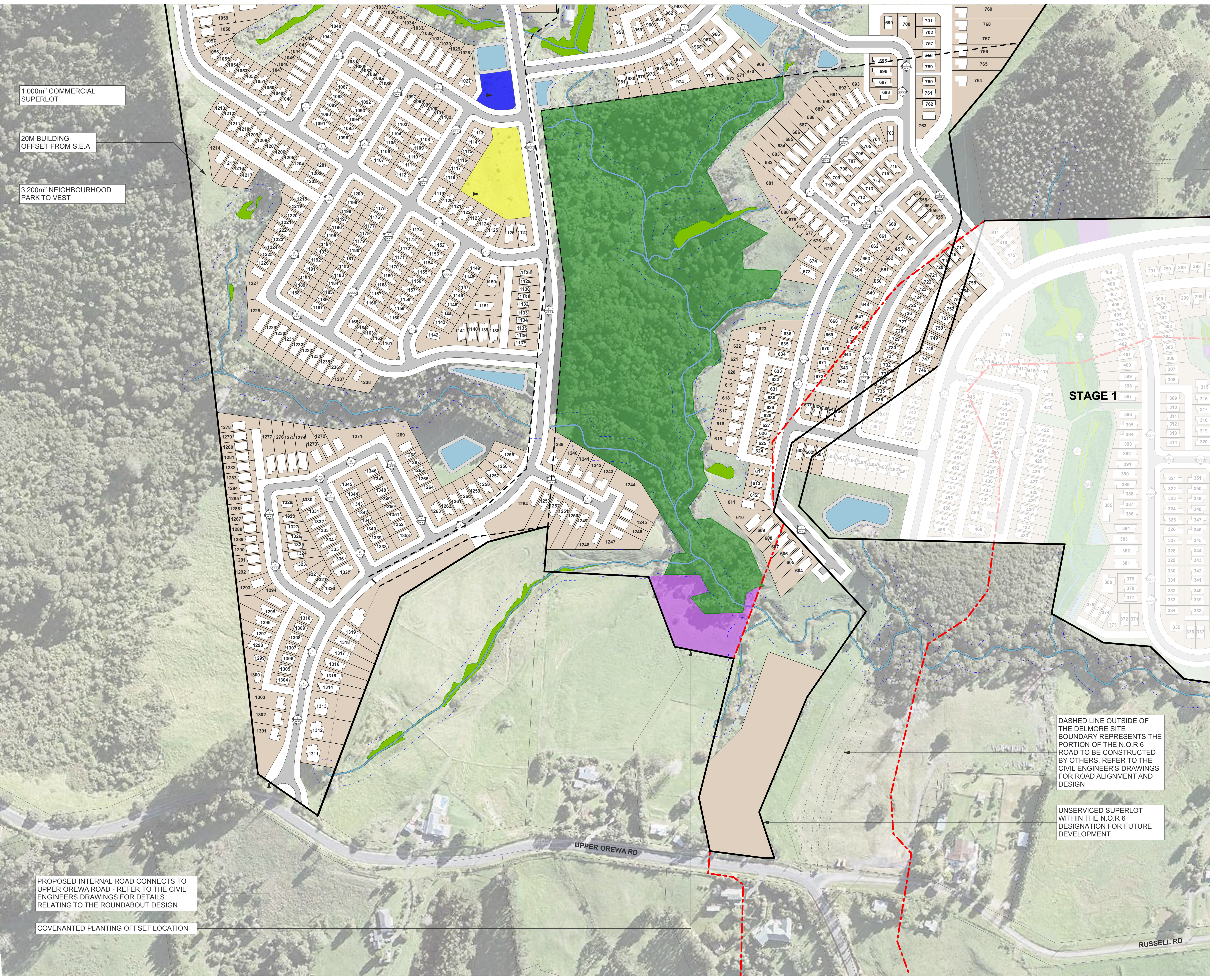
PUBLIC REALM

- 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
 - PROPOSED PARK
 - 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 2 - SITE PLAN 1/2
SCALE	1:1500, 1:18000
REVISION NO.	B
DRAWING NO.	A-S2-1-01



TERRA STUDIO

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

PROPOSED PARK

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 2 - SITE PLAN
2/2

SCALE

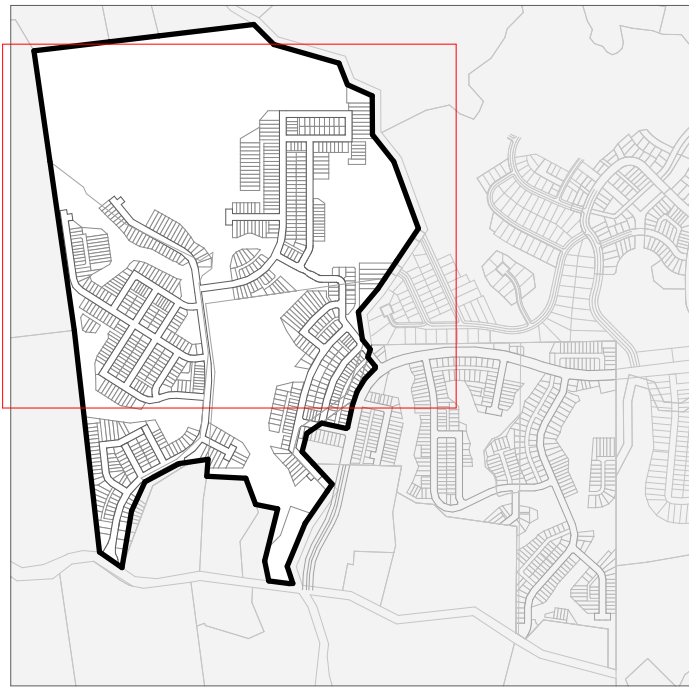
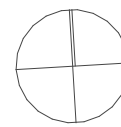
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REVISION NO.

B

DRAWING NO.

A-S2-1-02



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 2 - TYPOLOGY PLAN 1/2

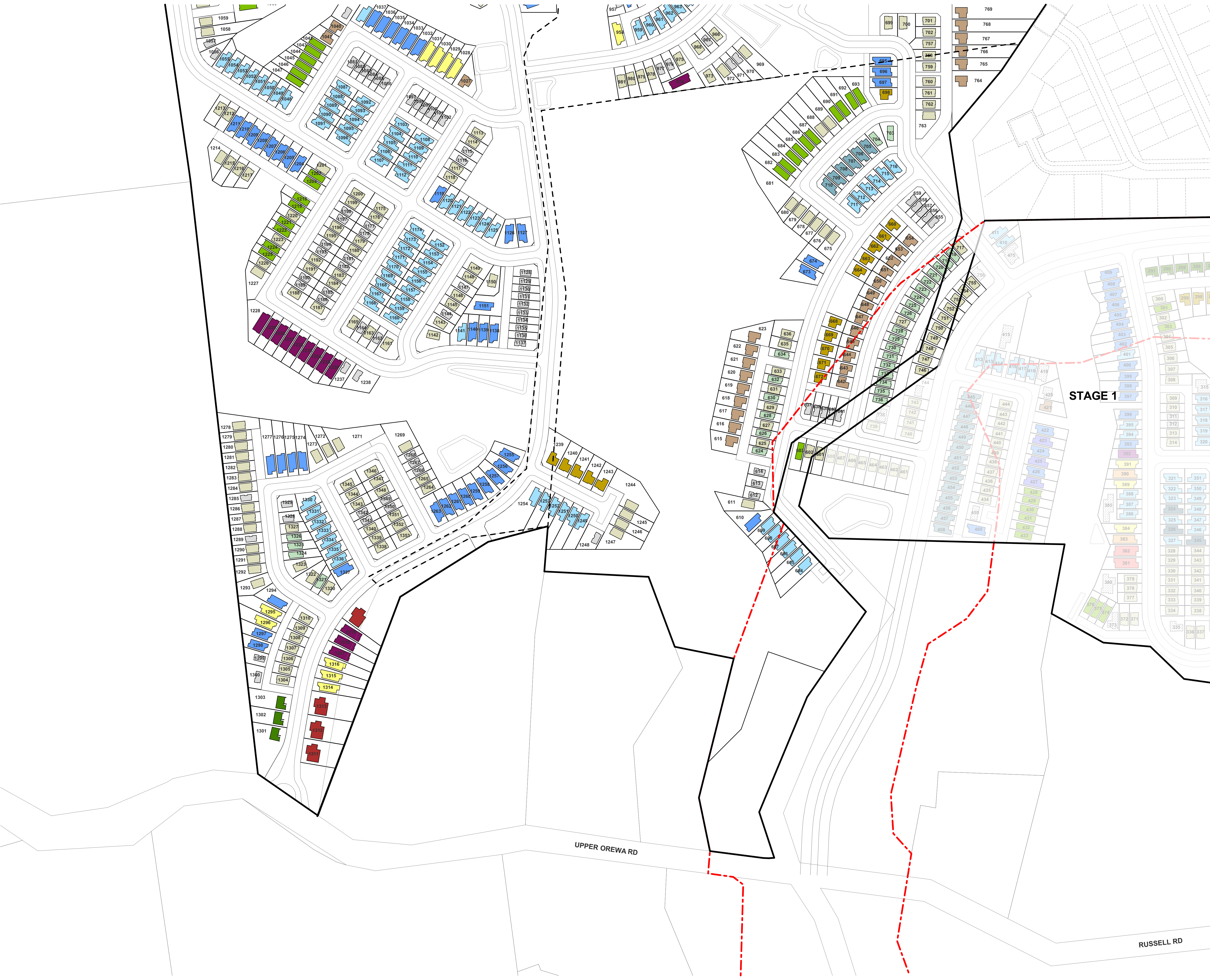
SCALE 1:1500, 1:18000

REVISION NO. B

DRAWING NO.

A-S2-1-03





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 2 - TYPOLOGY PLAN 2/2

SCALE

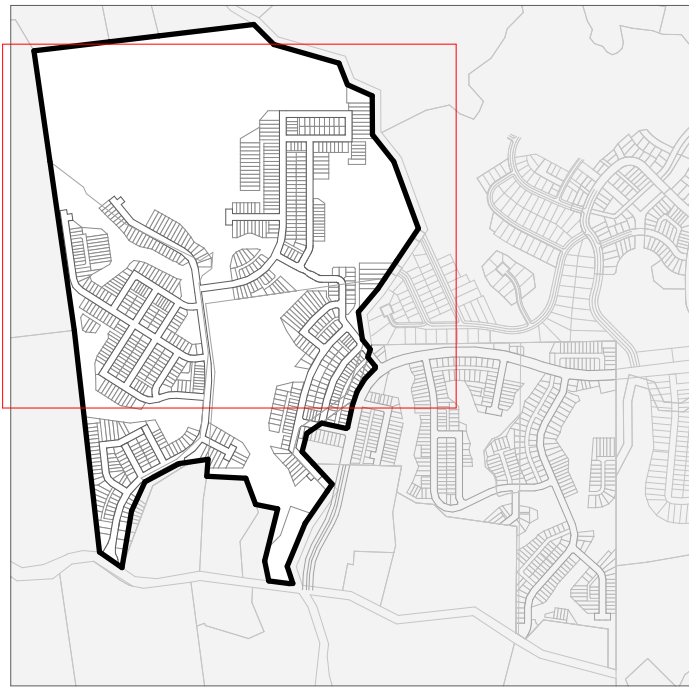
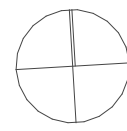
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REVISION NO.

B

DRAWING NO.

A-S2-1-04



PROJECT KEY

PARKING PAD GRADIENTS

- 1:25 MAX (109 LOTS TOTAL)
- 1:20 MAX
- 1:15 MAX
- 1:10 MAX
- 1:8 MAX

EARTHWORKS

1m MAJOR CONTOUR

NOTES

THE CONTRACTOR SHALL MEASURE ALL DIMENSIONS, ANGLES AND GRADIENTS ON SITE PRIOR TO CONSTRUCTION. THE GRADIENTS SHOWN ARE INDICATIVE ONLY AND SHOULD BE CONFIRMED BY A CIVIL ENGINEER DURING DETAILED DESIGN.

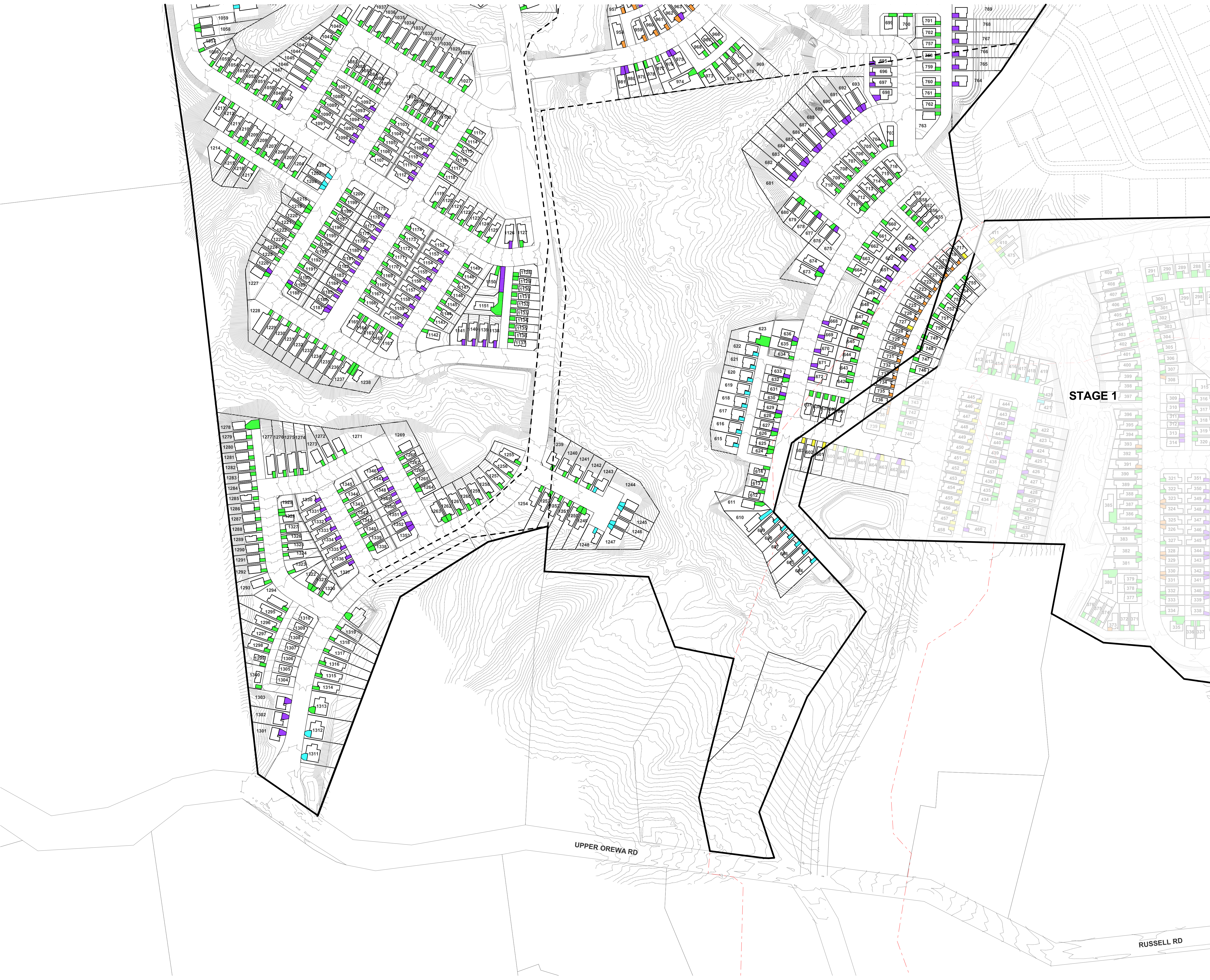
SOME PARKING PADS HIGHLIGHTED AT A COMPLIANT GRADE OF 1:20 HAVE A MAXIMUM CROSSFALL AT THE ROAD BOUNDARY OF 1:8 WHERE THE PUBLIC ROAD IS ALSO 1:8. GENERALLY, THIS CROSSFALL BALANCES OUT TO A COMPLIANT GRADE OF 1:20 WITHIN THE FIRST 500MM OF THE PARKING PAD.

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 2 - PARKING PLAN 1/2
SCALE	1:1500, 1:18000
REVISION NO.	B

DRAWING NO.
A-S2-1-05

STAGE 1



TERRA STUDIO

PROJECT KEY

PARKING PAD GRADIENTS

1:25 MAX (109 LOTS TOTAL)

1:20 MAX

1:15 MAX

1:10 MAX

1:8 MAX

EARTHWORKS

1m MAJOR CONTOUR

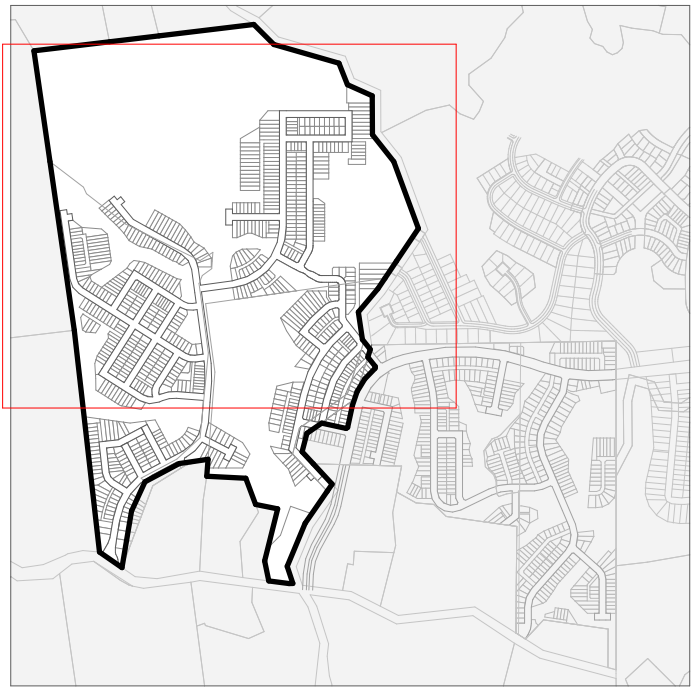
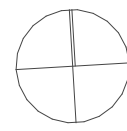
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THE CONTRACTOR SHALL MEASURE ALL DIMENSIONS, ANGLES AND GRADIENTS ON SITE PRIOR TO CONSTRUCTION. THE GRADIENTS SHOWN ARE INDICATIVE ONLY AND SHOULD BE CONFIRMED BY A CIVIL ENGINEER DURING DETAILED DESIGN.

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.

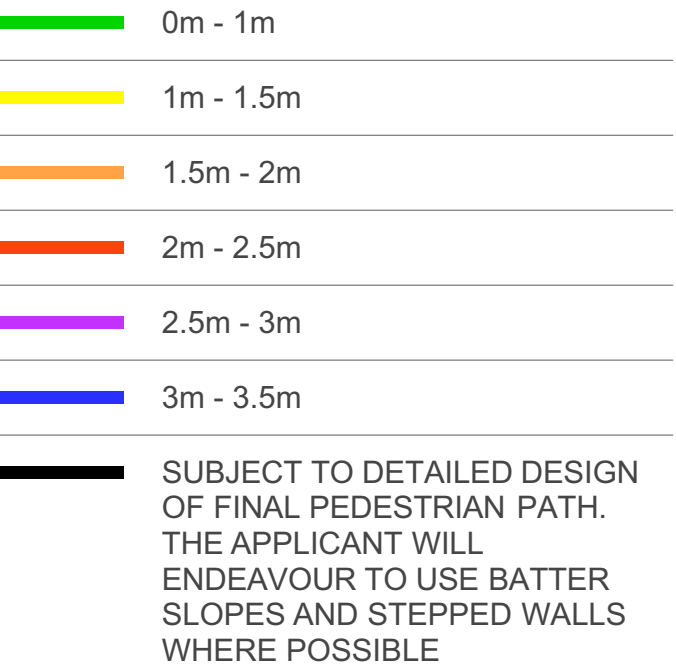
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CLIENT	VINEWAY LIMITED
PROJECT NAME	DELMORE - STAGE 1
DRAWING TITLE	STAGE 2 - PARKING PLAN 2/2
SCALE	1:1500, 1:18000
REVISION NO.	B
DRAWING NO.	A-S2-1-06



PROJECT KEY

INDICATIVE RETAINED HEIGHT



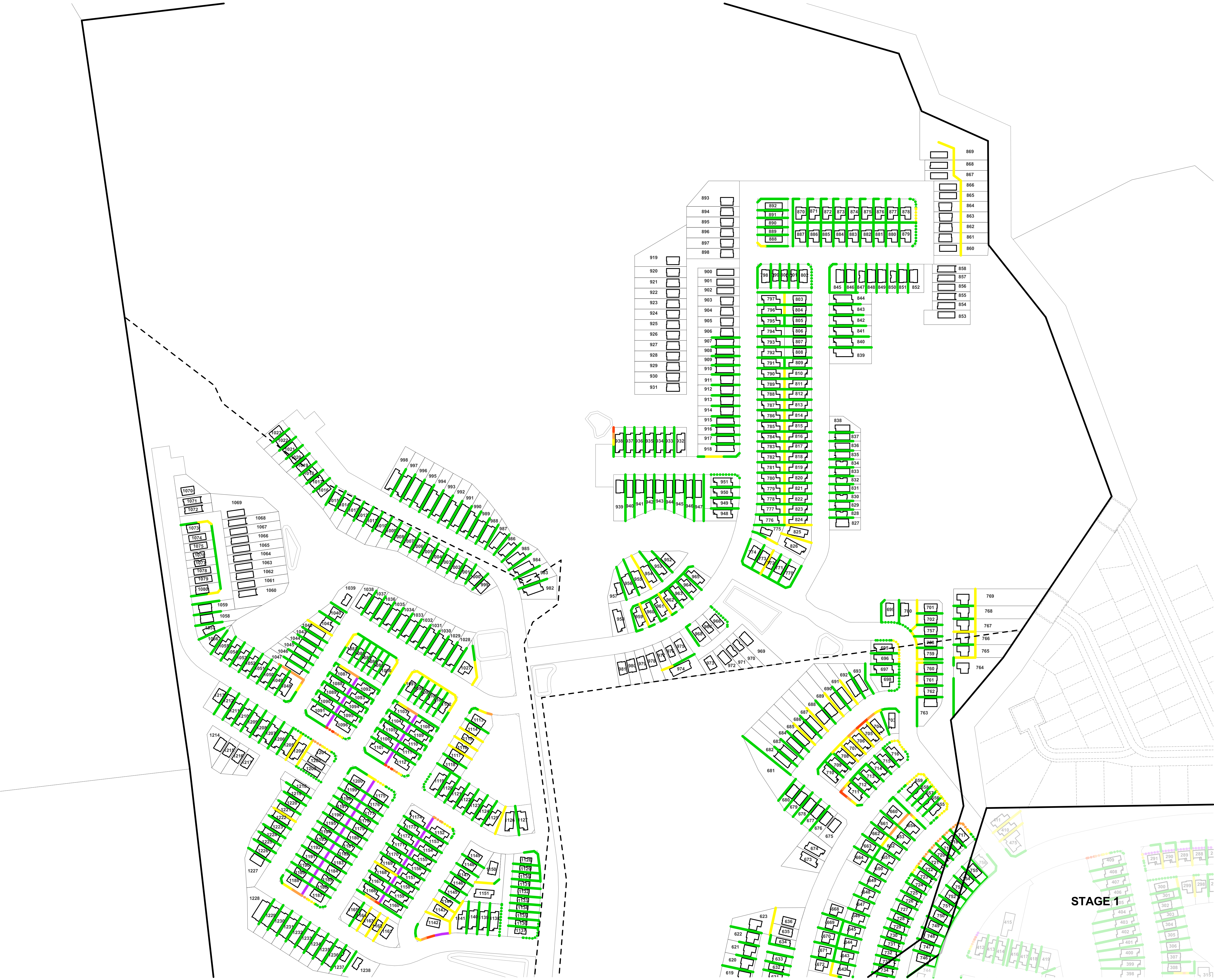
INDICATIVE RETAINED HEIGHT (FOR WALLS BELOW A ROAD, JOAL OR SITE BOUNDARY)

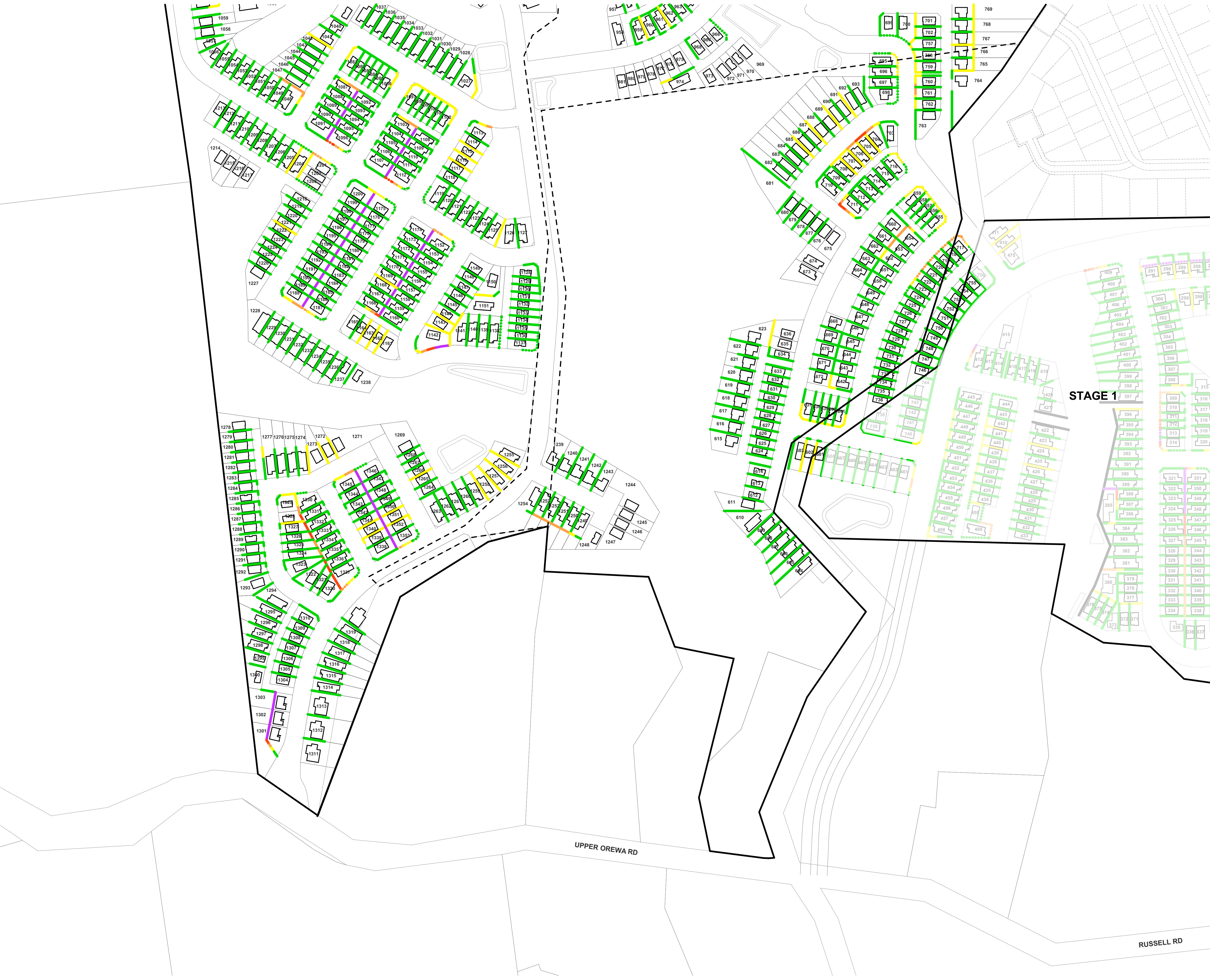


NOTE
THE RETAINING WALLS SHOWN ARE INDICATIVE ONLY AND SUBJECT TO FINAL EARTHWORKS LEVELS ESTABLISHED ON SITE DURING CONSTRUCTION. ALL CARE HAS BEEN TAKEN TO REPRESENT THE LOCATION AND HEIGHT OF THESE WALLS ACCURATELY. THIS DRAWING IS INTENDED TO PROVIDE A GENERAL OVERVIEW OF THE RETAINING STRUCTURES ACROSS THE SITE, AND SHOULD BE READ IN CONJUNCTION WITH THE FINAL CONSENT CONDITIONS.

CLIENT	VINEWAY LIMITED
PROJECT NAME	DELMORE - STAGE 1
DRAWING TITLE	STAGE 2 - RETAINING PLAN 1/2
SCALE	1:1500, 1:18000
REVISION NO.	B

DRAWING NO.
A-S2-1-07





TERRA STUDIO

PROJECT KEY

INDICATIVE RETAINED HEIGHT

0m - 1m

1m - 1.5m

1.5m - 2m

2m - 2.5m

2.5m - 3m

3m - 3.5m

SUBJECT TO DETAILED DESIGN OF FINAL PEDESTRIAN PATH. THE APPLICANT WILL ENDEAVOUR TO USE BATTER SLOPES AND STEPPED WALLS WHERE POSSIBLE

INDICATIVE RETAINED HEIGHT (FOR WALLS BELOW A ROAD, JOAL OR SITE BOUNDARY)

0m - 1m

1m - 1.5m

1.5m - 2m

2m - 2.5m

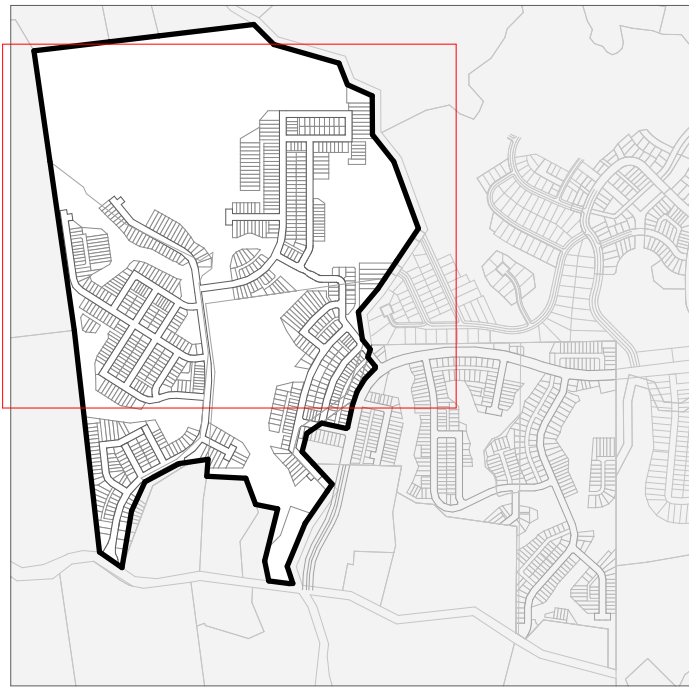
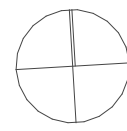
2.5m - 3m

3m - 3.5m

NOTE

THE RETAINING WALLS SHOWN ARE INDICATIVE ONLY AND SUBJECT TO FINAL EARTHWORKS LEVELS ESTABLISHED ON SITE DURING CONSTRUCTION. ALL CARE HAS BEEN TAKEN TO REPRESENT THE LOCATION AND HEIGHT OF THESE WALLS ACCURATELY. THIS DRAWING IS INTENDED TO PROVIDE A GENERAL OVERVIEW OF THE RETAINING STRUCTURES ACROSS THE SITE, AND SHOULD BE READ IN CONJUNCTION WITH THE FINAL CONSENT CONDITIONS.

CLIENT	VINEWAY LIMITED
PROJECT NAME	DELMORE - STAGE 1
DRAWING TITLE	STAGE 2 - RETAINING PLAN 2/2
SCALE	1:1500, 1:18000
REVISION NO.	B
DRAWING NO.	A-S2-1-08



PROJECT KEY

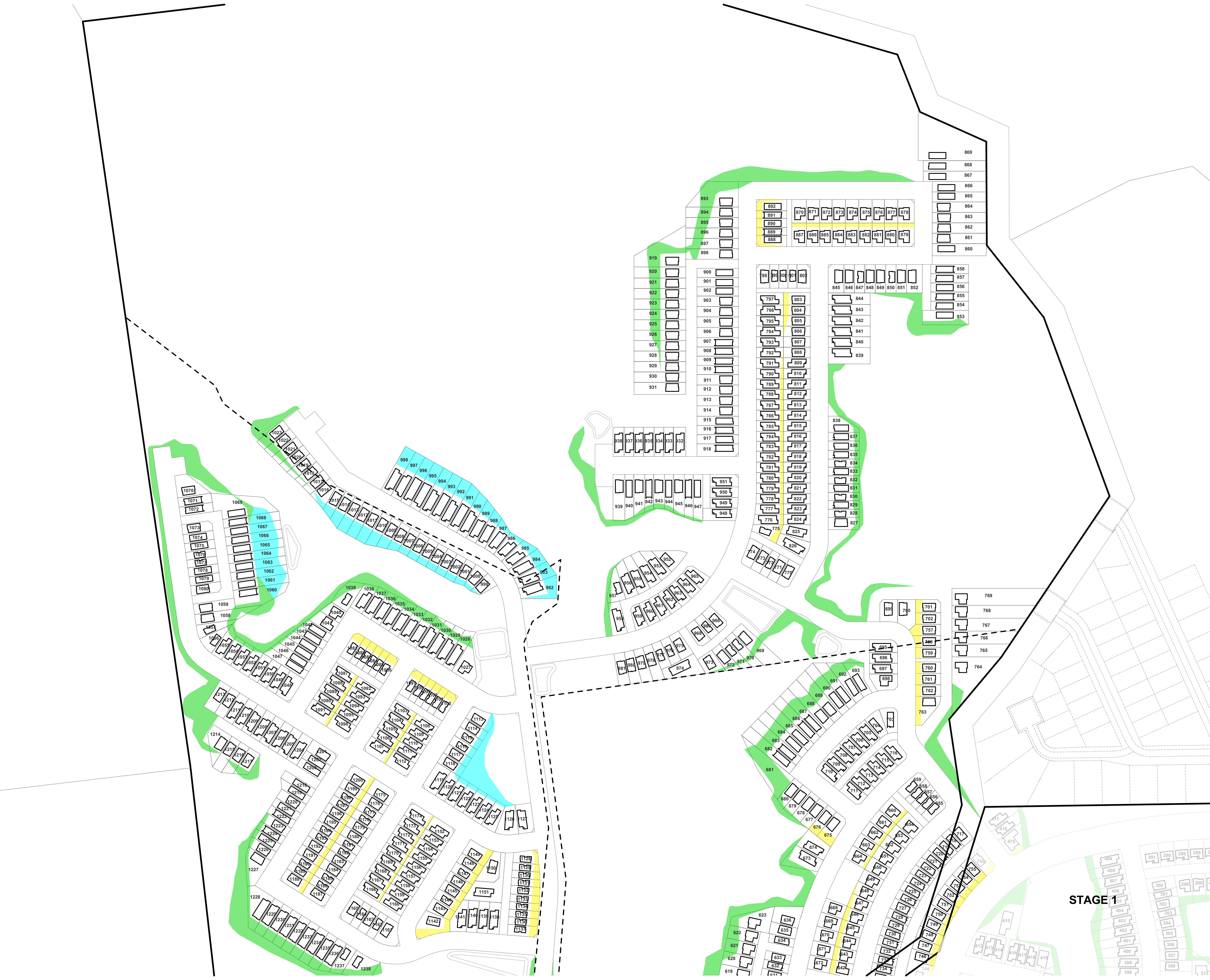
INDICATIVE RETAINED HEIGHT

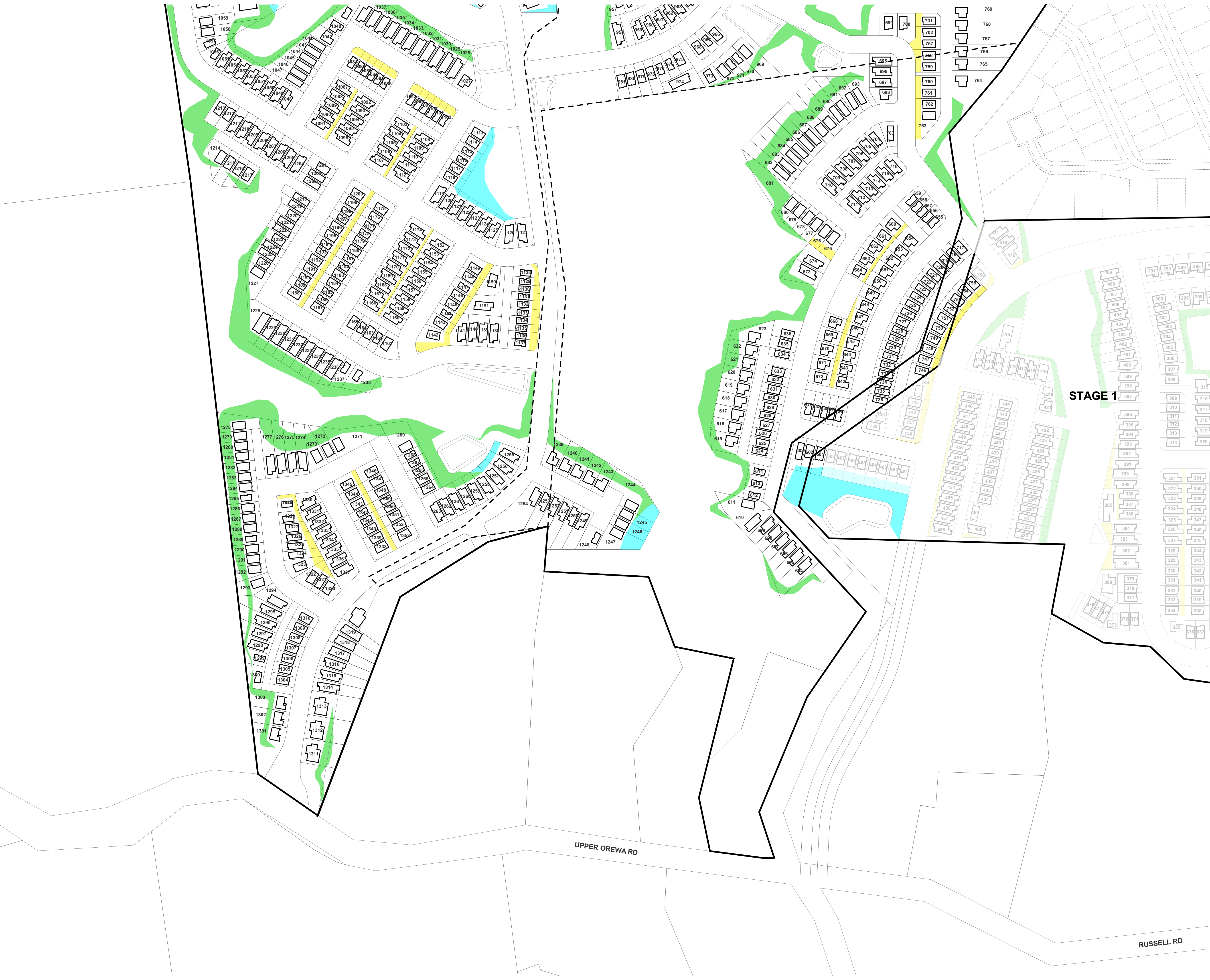
- 1:1 MAX SLOPE INTERFACING THE PUBLIC REALM. REFER TO ENGINEER AND LANDSCAPE ARCHITECTS DRAWINGS FOR FURTHER DETAIL
- 1:3 MAX SLOPE INTERFACING THE PUBLIC REALM. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR FURTHER DETAIL
- 1:3 MAX SLOPE BETWEEN PRIVATE LOTS TO LOWER RETAINING WALLS AND PROVIDE SPACE FOR MITIGATION PLANTING

NOTE
THE BATTER SLOPES SHOWN ARE INDICATIVE ONLY AND SUBJECT TO FINAL EARTHWORKS LEVELS ESTABLISHED ON SITE DURING CONSTRUCTION. ALL CARE HAS BEEN TAKEN TO REPRESENT THE LOCATION AND HEIGHT OF THESE SLOPES ACCURATELY. THE DRAWING IS INTENDED TO PROVIDE A GENERAL OVERVIEW OF SLOPES ACROSS THE SITE, AND SHOULD BE READ ALONG WITH THE FINAL CONSENT CONDITIONS. DETAILED LONG SECTIONS AND EARTHWORKS DRAWINGS WILL BE PREPARED AND SUBMITTED AS PART OF THE CONSTRUCTION AND BUILDING CONSENT PHASES.

CLIENT	VINEWAY LIMITED
PROJECT NAME	DELMORE - STAGE 1
DRAWING TITLE	STAGE 2 - BATTER PLAN 1/2
SCALE	1:1500, 1:18000
REVISION NO.	B

DRAWING NO.
A-S2-1-09





TERRA STUDIO

PROJECT KEY

INDICATIVE RETAINED HEIGHT

1:1 MAX SLOPE INTERFACING THE PUBLIC REALM. REFER TO ENGINEER AND LANDSCAPE ARCHITECTS DRAWINGS FOR FURTHER DETAIL

1:3 MAX SLOPE INTERFACING THE PUBLIC REALM. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR FURTHER DETAIL

1:3 MAX SLOPE BETWEEN PRIVATE LOTS TO LOWER RETAINING WALLS AND PROVIDE SPACE FOR MITIGATION PLANTING

NOTE

THE BATTER SLOPES SHOWN ARE INDICATIVE ONLY AND SUBJECT TO FINAL EARTHWORKS LEVELS ESTABLISHED ON SITE DURING CONSTRUCTION. ALL CARE HAS BEEN TAKEN TO REPRESENT THE LOCATION AND HEIGHT OF THESE SLOPES ACCURATELY. THE DRAWING IS INTENDED TO PROVIDE A GENERAL OVERVIEW OF SLOPES ACROSS THE SITE, AND SHOULD BE READ ALONG WITH THE FINAL CONSENT CONDITIONS. DETAILED LONG SECTIONS AND EARTHWORKS DRAWINGS WILL BE PREPARED AND SUBMITTED AS PART OF THE CONSTRUCTION AND BUILDING CONSENT PHASES.

CLIENT	VINEWAY LIMITED
PROJECT NAME	DELMORE - STAGE 1
DRAWING TITLE	STAGE 2 - BATTER PLAN 2/2
SCALE	1:1500, 1:18000
REVISION NO.	B
DRAWING NO.	A-S2-1-10



TERRA STUDIO

PROJECT KEY

BUILDING COVERAGE

STAGE 1

LOT AREA

172,875m²

BUILDING COVERAGE

51,050m²

PERCENTAGE

29.5%

STAGE 2

LOT AREA

278,881m² + 9,400m²

BUILDING COVERAGE

66,600m²

PERCENTAGE

23.9%

SITE

LOT AREA

451,756m² + 9,400m²

BUILDING COVERAGE

116,180m²

PERCENTAGE

25.7%

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)

89,240m²

PERCENTAGE

51.6%

STAGE 2

IMPERMEABLE AREA (BC x 1.8)

119,880m²

PERCENTAGE

43.0%

SITE

IMPERMEABLE AREA (BC x 1.8)

= 209,124m²

PERCENTAGE

46.3%

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE - STAGE 1

DRAWING TITLE

STAGE 2 - COVERAGE PLAN 1/2

SCALE

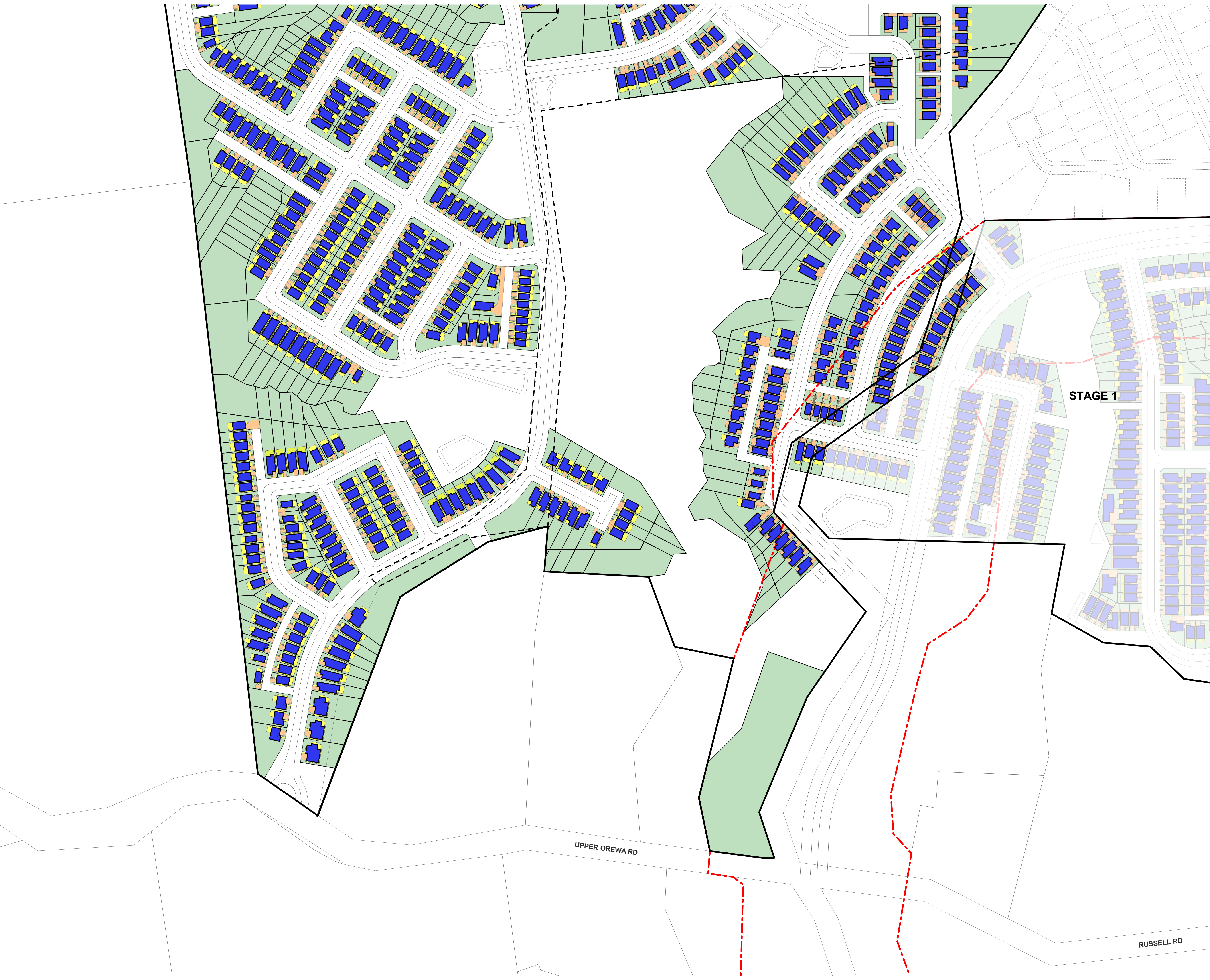
1:1500, 1:18000

REVISION NO.

B

DRAWING NO.

A-S2-1-11



TERRA STUDIO

PROJECT KEY

BUILDING COVERAGE

STAGE 1

LOT AREA

172,875m²

BUILDING COVERAGE

51,050m²

PERCENTAGE

29.5%

STAGE 2

LOT AREA

278,881m² + 9,400m²

BUILDING COVERAGE

66,600m²

PERCENTAGE

23.9%

SITE

LOT AREA

451,756m² + 9,400m²

BUILDING COVERAGE

116,180m²

PERCENTAGE

25.7%

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)

89,240m²

PERCENTAGE

51.6%

STAGE 2

IMPERMEABLE AREA (BC x 1.8)

119,880m²

PERCENTAGE

43.0%

SITE

IMPERMEABLE AREA (BC x 1.8)

= 209,124m²

PERCENTAGE

46.3%

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE - STAGE 1

DRAWING TITLE

STAGE 2 - COVERAGE PLAN 2/2

SCALE

1:1500, 1:18000

REVISION NO.

B

DRAWING NO.

A-S2-1-12