Delmore

VINEWAY LIMITED I TERRA STUDIO

STAGE 2 PLANS

DRAWING REGISTER

STAGE 2 PLANS

STAGE 2 PLANS INDEX

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A-S2-1-06	STAGE 2 - PARKING PLAN 2/2	A	A-S2-1-75	STAGE 2A-2 - TYPOLOGY	A	A-S2-1-144	STAGE 2B-3 - TYPOLOGY	A
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A-S2-1-13	STAGE 2A-1 - GF	A	A-S2-1-82	STAGE 2A-2 - GF	A	A-S2-1-151	STAGE 2B-3 - GF	A
A-S2-1-14	STAGE 2A-1 - FF	A	A-S2-1-83	STAGE 2A-2 - FF	A	A-S2-1-152	STAGE 2B-3 - FF	A
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A-S2-1-18	STAGE 2A-1 - TYPOLOGY	A	A-S2-1-87	STAGE 2A-2 - TYPOLOGY	A	A-S2-1-156	STAGE 2B-3 - TYPOLOGY	A
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A-S2-1-20	STAGE 2A-1 - FF	A	A-S2-1-89	STAGE 2A-2 - FF	A	A-S2-1-158	STAGE 2B-3 - FF	A
A-S2-1-21	STAGE 2A-1 - TYPOLOGY	A	A-S2-1-90	STAGE 2A-2 - TYPOLOGY	A	A-S2-1-159	STAGE 2B-3 - TYPOLOGY	A
A-S2-1-22	STAGE 2A-1 - GF	A	A-S2-1-91	STAGE 2A-2 - GF	A	A-S2-1-160	STAGE 2B-3 - GF	A
A-S2-1-23	STAGE 2A-1 - FF	A	A-S2-1-92	STAGE 2A-2 - FF	A	A-S2-1-161	STAGE 2B-3 - FF	A
A-S2-1-24	STAGE 2A-1 - TYPOLOGY	A	A-S2-1-93	STAGE 2B-1 - TYPOLOGY	A	A-S2-1-162	STAGE 2B-3 - TYPOLOGY	A
A-S2-1-25	STAGE 2A-1 - GF	A	A-S2-1-94	STAGE 2B-1 - GF	A	A-S2-1-163	STAGE 2B-3 - GF	A
A-S2-1-26	STAGE 2A-1 - FF	A	A-S2-1-95	STAGE 2B-1 - FF	A	A-S2-1-164	STAGE 2B-3 - FF	A
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A-S2-1-34	STAGE 2A-1 - GF	A	A-S2-1-103	STAGE 2B-2 - GF	A	A-S2-1-172	STAGE 2B-3 - GF	A
A-S2-1-35	STAGE 2A-1 - FF	A	A-S2-1-104	STAGE 2B-2 - FF	A	A-S2-1-173	STAGE 2B-3 - FF	A
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A-S2-1-37	STAGE 2A-1 - GF	A	A-S2-1-106	STAGE 2B-2 - GF	A	A-S2-1-175	STAGE 2B-3 - GF	A
A-S2-1-38	STAGE 2A-1 - FF	A	A-S2-1-107	STAGE 2B-2 - FF	A	A-S2-1-176	STAGE 2B-3 - FF	A
A-S2-1-39	STAGE 2A-1 - TYPOLOGY	A	A-S2-1-108	STAGE 2B-1 - TYPOLOGY	A	A-S2-1-177	STAGE 2C - TYPOLOGY	A
A-S2-1-40	STAGE 2A-1 - GF	A	A-S2-1-109	STAGE 2B-2 - GF	A	A-S2-1-178	STAGE 2C - GF	A
A-S2-1-41	STAGE 2A-1 - FF	A	A-S2-1-110	STAGE 2B-2 - FF	A	A-S2-1-179	STAGE 2C - FF	A
A-S2-1-42	STAGE 2A-1 - TYPOLOGY	A	A-S2-1-111	STAGE 2B-3 - TYPOLOGY	A	A-S2-1-180	STAGE 2C - TYPOLOGY	A
A-S2-1-43	STAGE 2A-1 - GF	A	A-S2-1-112	STAGE 2B-3 - GF	A	A-S2-1-181	STAGE 2C - GF	A
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A-S2-1-46	STAGE 2A-1 - GF	A	A-S2-1-115	STAGE 2B-3 - GF	A	A-S2-1-184	STAGE 2C - GF	A
A-S2-1-47	STAGE 2A-1 - FF	A	A-S2-1-116	STAGE 2B-3 - FF	A	A-S2-1-185	STAGE 2C - FF	A
A-S2-1-48	STAGE 2A-1 - TYPOLOGY	A	A-S2-1-117	STAGE 2B-3 - TYPOLOGY	A	A-S2-1-186	STAGE 2C - TYPOLOGY	A
A-S2-1-49	STAGE 2A-1 - GF	A	A-S2-1-118	STAGE 2B-3 - GF	A	A-S2-1-187	STAGE 2C - GF	A
A-S2-1-50	STAGE 2A-1 - FF	A	A-S2-1-119	STAGE 2B-3 - FF	A	A-S2-1-188	STAGE 2C - FF	A
A-S2-1-51	STAGE 2A-2 - TYPOLOGY	A	A-S2-1-120	STAGE 2B-3 - TYPOLOGY	A	A-S2-1-189	STAGE 2C - TYPOLOGY	A
A-S2-1-52	STAGE 2A-2 - GF	A	A-S2-1-121	STAGE 2B-3 - GF	A	A-S2-1-190	STAGE 2C - GF	A
A-S2-1-53	STAGE 2A-2 - FF	A	A-S2-1-122	STAGE 2B-3 - FF	A	A-S2-1-191	STAGE 2C - FF	A
A-S2-1-54	STAGE 2A-2 - TYPOLOGY	A	A-S2-1-123	STAGE 2B-3 - TYPOLOGY	A	A-S2-1-192	STAGE 2C - TYPOLOGY	A
A-S2-1-55	STAGE 2A-2 - GF	A	A-S2-1-124	STAGE 2B-3 - GF	A	A-S2-1-193	STAGE 2C - GF	A
A-S2-1-56	STAGE 2A-2 - FF	A	A-S2-1-125	STAGE 2B-3 - FF	A	A-S2-1-194	STAGE 2C - FF	A
A-S2-1-57	STAGE 2A-2 - TYPOLOGY	A	A-S2-1-126	STAGE 2B-3 - TYPOLOGY	A	A-S2-1-195	STAGE 2C - TYPOLOGY	A
A-S2-1-58	STAGE 2A-2 - GF	A	A-S2-1-127	STAGE 2B-3 - GF	A	A-S2-1-196	STAGE 2C - GF	A
A-S2-1-59	STAGE 2A-2 - FF	A	A-S2-1-128	STAGE 2B-3 - FF	A	A-S2-1-197	STAGE 2C - FF	A
A-S2-1-60	STAGE 2A-2 - TYPOLOGY	A	A-S2-1-129	STAGE 2B-3 - TYPOLOGY	A	A-S2-1-198	STAGE 2C - TYPOLOGY	A
A-S2-1-61	STAGE 2A-2 - GF	A	A-S2-1-130	STAGE 2B-3 - GF	A	A-S2-1-199	STAGE 2C - GF	A
A-S2-1-62	STAGE 2A-2 - FF	A	A-S2-1-131	STAGE 2B-3 - FF	A	A-S2-1-200	STAGE 2C - FF	A
A-S2-1-63	STAGE 2A-2 - TYPOLOGY	A	A-S2-1-132	STAGE 2B-3 - TYPOLOGY	A	A-S2-1-201	STAGE 2C - TYPOLOGY	A
A-S2-1-64	STAGE 2A-2 - GF	A	A-S2-1-133	STAGE 2B-3 - GF	A	A-S2-1-202	STAGE 2C - GF	A
A-S2-1-65	STAGE 2A-2 - FF	A	A-S2-1-134	STAGE 2B-3 - FF	A	A-S2-1-203	STAGE 2C - FF	A
A-S2-1-66	STAGE 2A-2 - TYPOLOGY	A	A-S2-1-135	STAGE 2B-3 - TYPOLOGY	A	A-S2-1-204	STAGE 2C - TYPOLOGY	A
A-S2-1-67	STAGE 2A-2 - GF	A	A-S2-1-136	STAGE 2B-3 - GF	A	A-S2-1-205	STAGE 2C - GF	A
A-S2-1-68	STAGE 2A-2 - FF	A	A-S2-1-137	STAGE 2B-3 - FF	A	A-S2-1-206	STAGE 2C - FF	A
A-S2-1-69	STAGE 2A-2 - TYPOLOGY	A	A-S2-1-138	STAGE 2B-3 - TYPOLOGY	A			

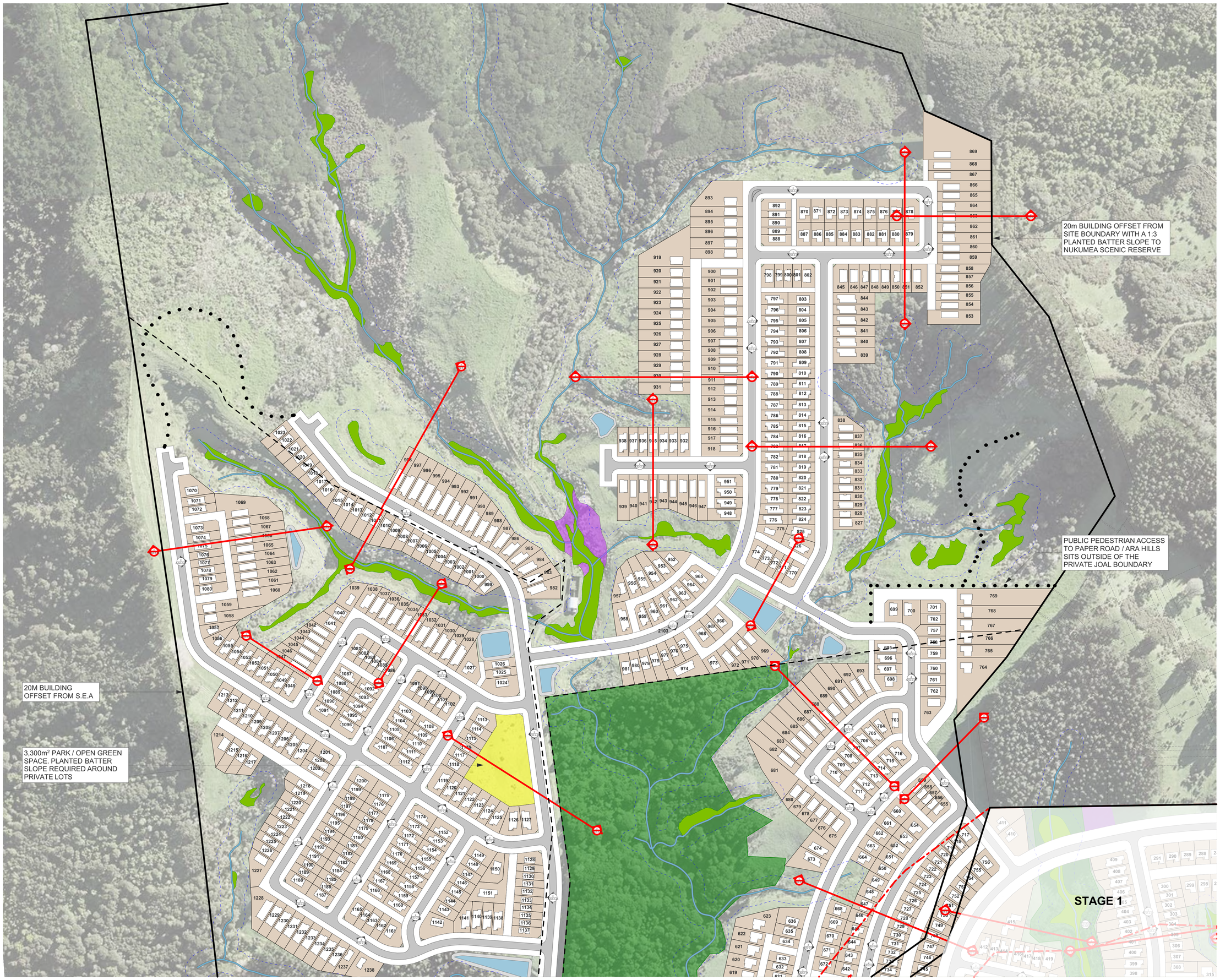
Delmore

PROJECT SUMMARY
STAGE 2

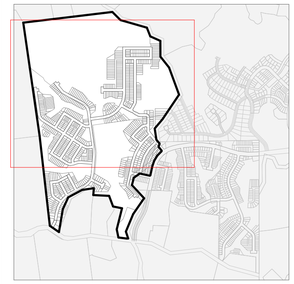
88, 130, 132 UPPER OREWA ROAD

TOTAL LOTS	**749 TOTAL LOTS IN STAGE 2** ADDITIONALLY, THE PROPOSAL SEEKS APPROVAL FOR A 9,400m^2 UNSERVICED SUPERLOT FOR FUTURE DEVELOPMENT
TYPOLOGIES	15 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 - **184** **5G.2 -** 5 BED, GARAGE, TWO LEVELS - **233**
SINGLE LEVEL / DOUBLE LEVEL HOMES	241 SINGLE (32%) / 508 DOUBLE (68%) + SUPERLOT
ZERO LOT / STANDALONE BOUNDARY	57 ZERO LOT (8%) / 692 STANDALONE (92%) NO TERRACED TYPOLOGIES ARE PROPOSED IN STAGE 2

TOTAL OVERALL SITE AREA (UPPER OREWA ROAD)	78.4506 HA
PRIVATE LOT AREA	281,677m2
BUILDING COVERAGE	67,780m2 - 24.1% OF THE 'PRIVATE LOT AREA'
IMPERMEABLE COVERAGE	122,004m2 APPROX - 43.3% 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	224 - 30% OF THE LOTS IN STAGE 2



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
- OPEN GREEN SPACE
- OFFSET PLANTING REFER TO OFFSET PLANTING PLAN FOR FURTHER DETAIL
- W.W PUMP STATION
- PUBLIC PATH - DESIGN TBC

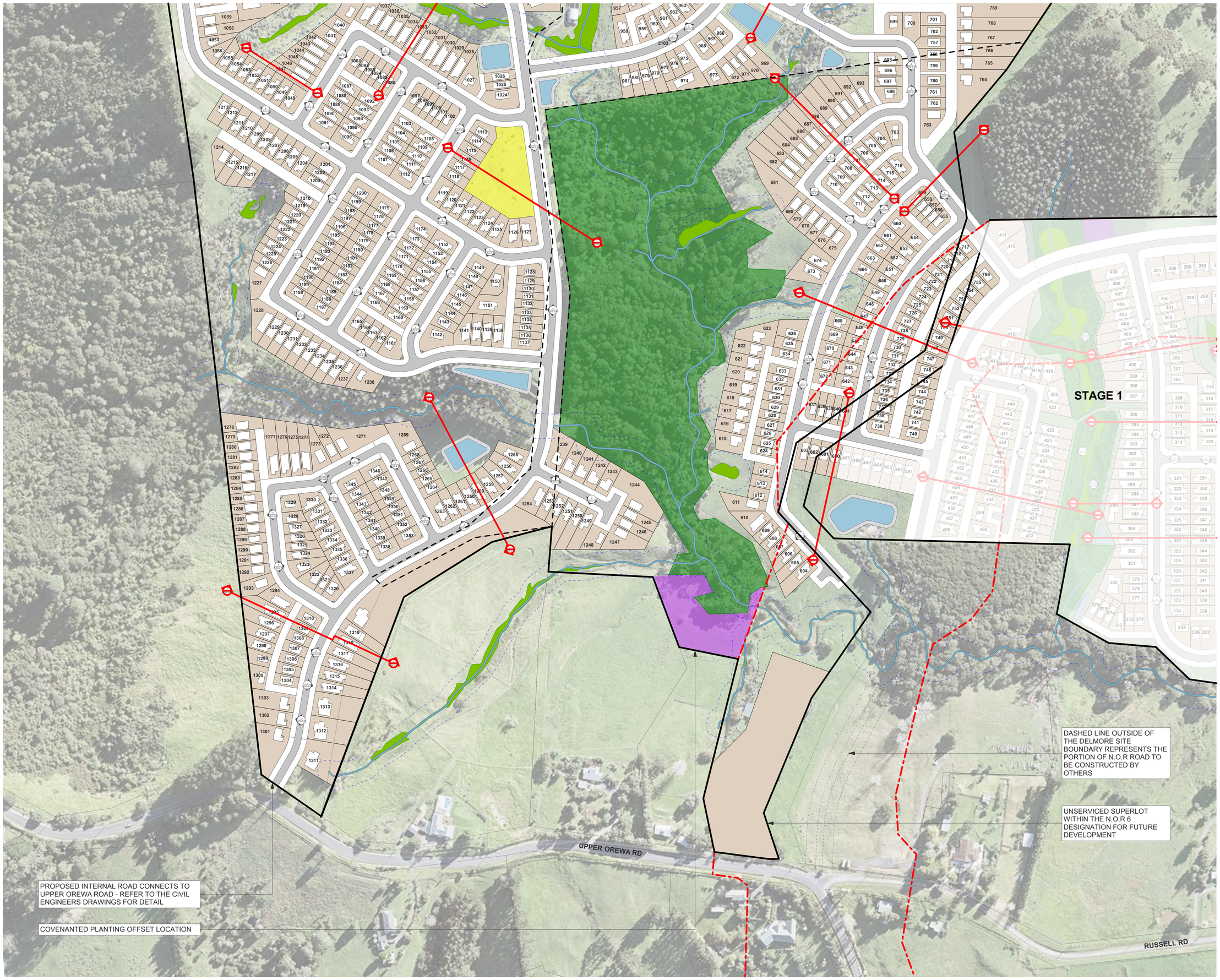
PRIVATE REALM

- PRIVATE LOT **NOTE**: ONLY THE 'NET' SITE IS DISPLAYED AT THIS SCALE. FOR 'GROSS' LOT BOUNDARIES WHICH EXTEND OVER THE RIPARIAN MARIGN, 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.	A

DRAWING NO.

A-S2-1-01



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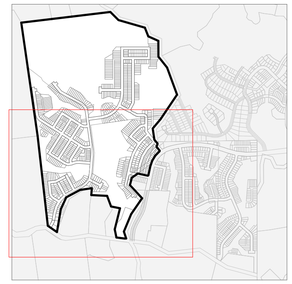


PROJECT KEY

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 MARIGN, 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	1:1500, 1:18000
REVISION NO.	A

DRAWING NO.

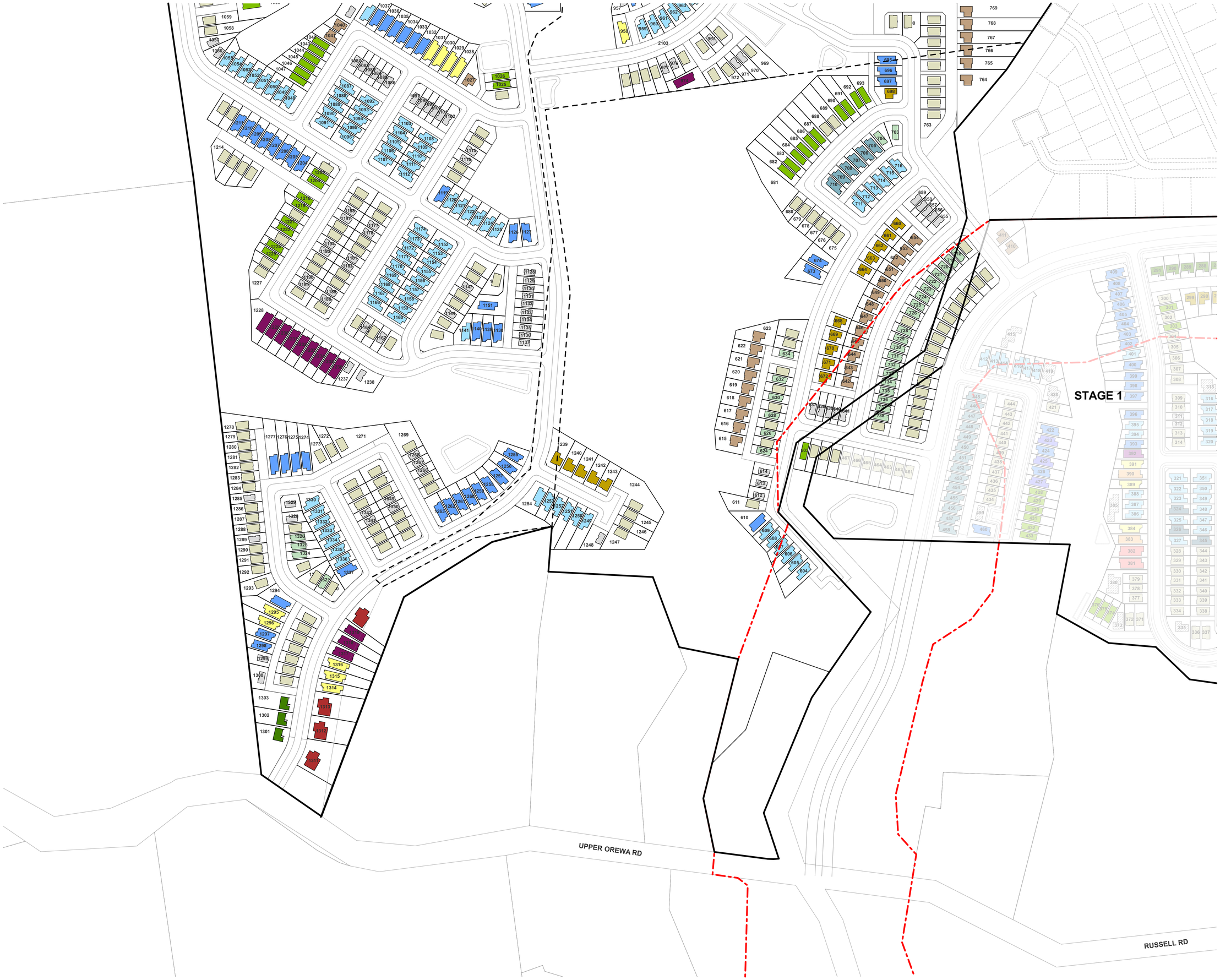
A-S2-1-02

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 2 - TYPOLOGY PLAN 1/2
SCALE	1:1500, 1:18000
REVISION NO.	A
DRAWING NO.	A-S2-1-03



TERRA STUDIO

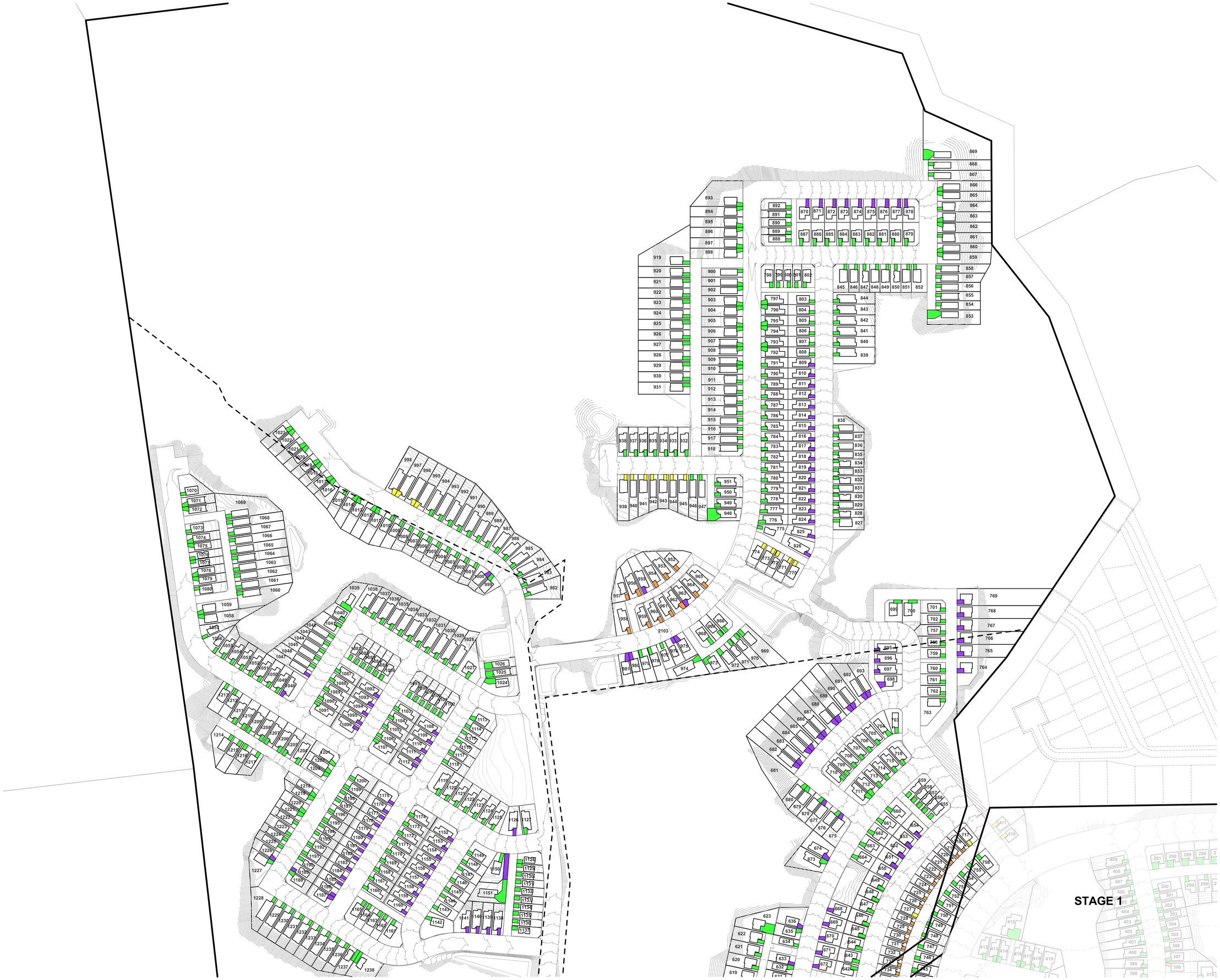
PROJECT KEY

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 2 - TYPOLOGY PLAN 2/2
SCALE	1:1500, 1:18000
REVISION NO.	A

DRAWING NO.

A-S2-1-04



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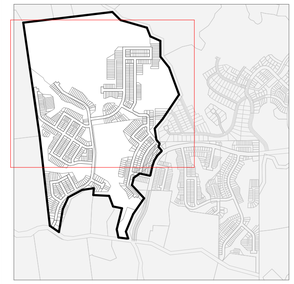


PROJECT KEY

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.

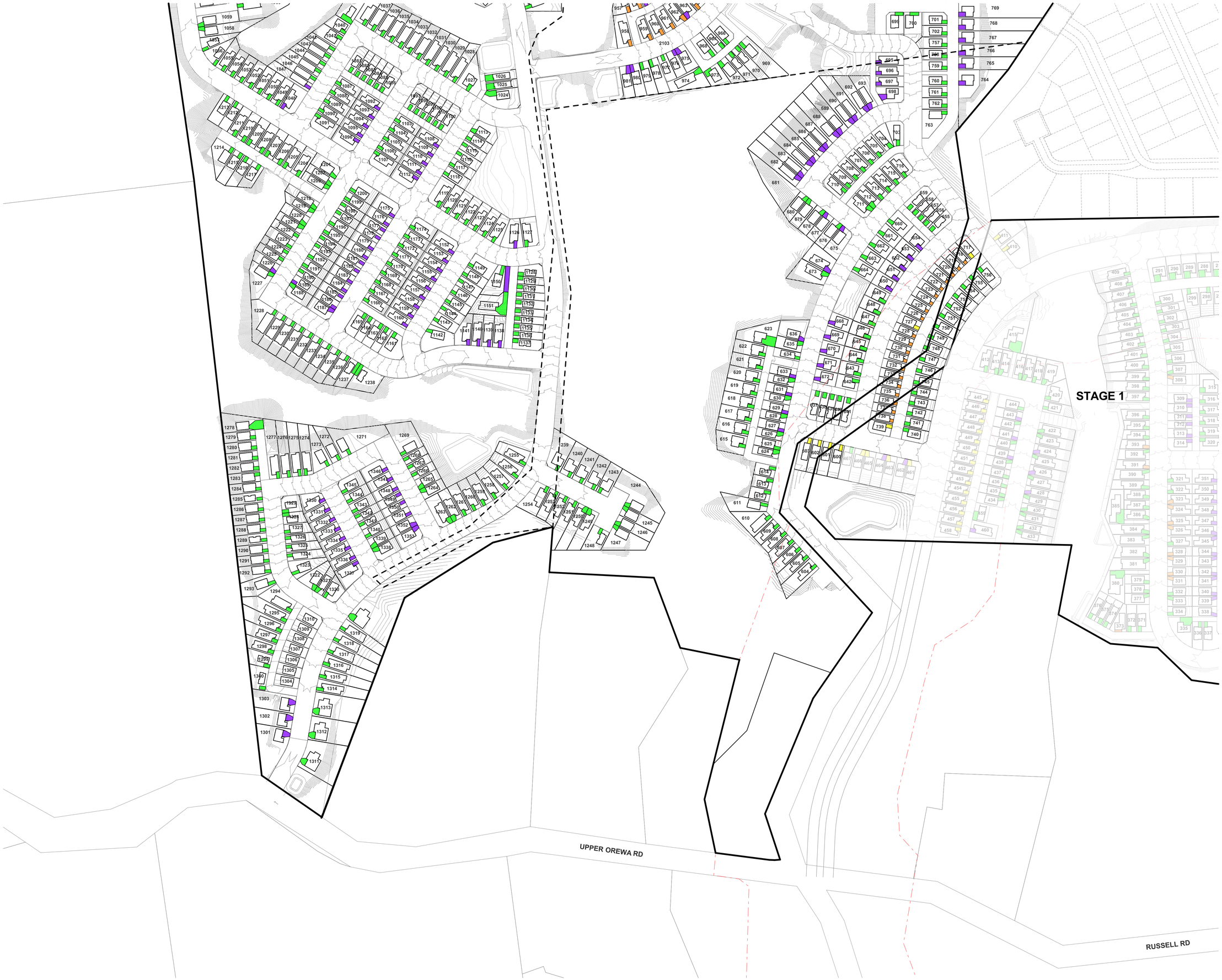
SOME PARKING PADS HIGHLIGHTED AT A COMPLIANT GRADE OF 1:20 HAVE A MAXIMUM CROSSFALL AT THE ROAD BOUNDARY OF 1:8 WHERE THE PUBLIC ROAD IS ALSO 1:8. GENERALLY, THIS CROSSFALL BALANCES OUT TO A COMPLIANT GRADE OF 1:20 WITHIN THE FIRST 500MM OF THE PARKING PAD.

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.

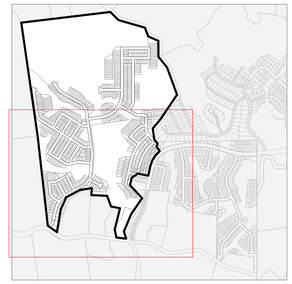
CLIENT	VINEWAY LIMITED
PROJECT NAME	DELMORE - STAGE 1
DRAWING TITLE	STAGE 2 - PARKING PLAN 1/2
SCALE	1:1500, 1:18000
REVISION NO.	A

DRAWING NO.

A-S2-1-05



TERRA STUDIO



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.

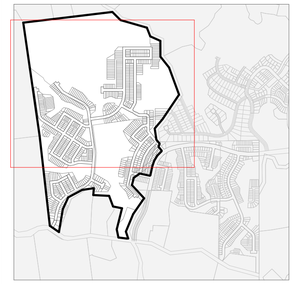
1:8 DRIVEWAYS ARE REQUIRED IN SOME AREAS PRIMARILY DUE TO EARTHWORKS AND LARGE LEVEL DIFFERENCES. WHERE LOTS ARE LOCATED ON THE 'LOWER' SIDE OF A BLOCK, THE STEEPER DRIVEWAY GRADIENT ALLOWS LOWER RETAINING WALLS TO BE CONSTRUCTED IN THE BACK YARD. THIS ENSURES COMPLIANCE WITH OUTDOOR LIVING STANDARDS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

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

DRAWING NO.

A-S2-1-06

TERRA STUDIO



PROJECT KEY

BUILDING COVERAGE

STAGE 1

LOT AREA	175,075m²
BUILDING COVERAGE	48,667m²
PERCENTAGE	27.8%

STAGE 2

LOT AREA	281,677m²
BUILDING COVERAGE	67,780m²
PERCENTAGE	24.1%

SITE

LOT AREA	456,752m²
BUILDING COVERAGE	116,447m²
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)	87,600m²
PERCENTAGE	50.0%

STAGE 2

IMPERMEABLE AREA (BC x 1.8)	122,004m²
PERCENTAGE	43.3%

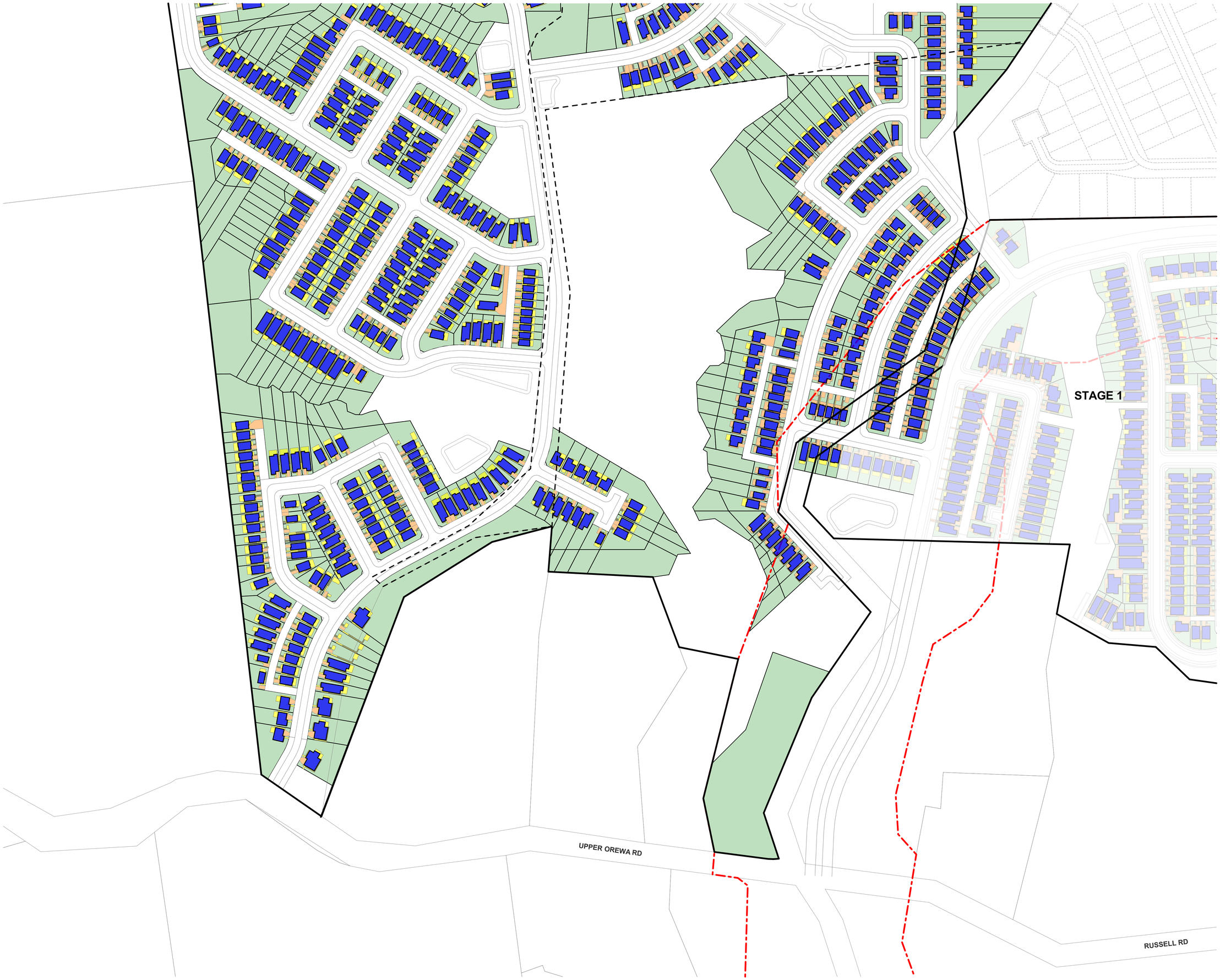
SITE

IMPERMEABLE AREA (BC x 1.8)	= 209,604m²
PERCENTAGE	45.9%

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

DRAWING NO.

A-S2-1-07



TERRA STUDIO

PROJECT KEY

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

DRAWING NO.

A-S2-1-08