Delmore

VINEWAY LIMITED I TERRA STUDIO

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

Delmore

PROJECT SUMMARY
STAGE 1

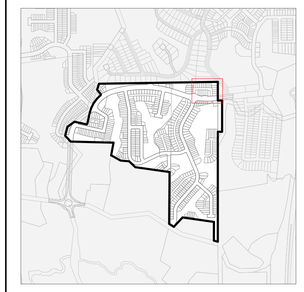
53A, 53B, 55 RUSSELL ROAD

TOTAL LOTS	**472 TOTAL LOTS IN STAGE 1 (484 IF THE S1 PARK IS NOT ACQUIRED)** INCLUDING 9 LOTS PROPOSED IN THE TEMPORARY WASTE WATER TREATMENT PLANT LOCATION
TYPOLOGIES	22 STANDARD + 55 BESPOKE FLOOR PLAN DESIGNS **3G.1 -** 3 BED, GARAGE, SINGLE LEVEL - **202** **4G.1 -** 4 BED, GARAGE, SINGLE LEVEL - **16** **3.2 -** 3 BED, TWO LEVELS - **3** **3G.2** - 3 BED, GARAGE, TWO LEVELS - **11** **4G.2 -** 4 BED, GARAGE, TWO LEVELS - **119** **5G.2 -** 5 BED, GARAGE, TWO LEVELS - **65** **BESPOKE** DESIGNS RANGING IN SIZE AND TYPE - **56**
SINGLE LEVEL / DOUBLE LEVEL HOMES	255 SINGLE (54%) / 217 DOUBLE (46%)
ZERO LOT / STANDALONE BOUNDARY	72 ZERO LOT (15%) / 400 STANDALONE (85%) NO DUPLEX OR TERRACED TYPOLOGIES ARE PROPOSED IN STAGE 1

TOTAL OVERALL SITE AREA (RUSSELL ROAD)	30.7462 HA
PRIVATE LOT AREA	173,639m^2 (NOT INCLUDING THE 12 STAGE 1 PARK LOTS)
BUILDING COVERAGE	48,360m^2 - 28% OF THE 'PRIVATE LOT AREA' ABOVE
IMPERMEABLE COVERAGE	87,160m^2 APPROX - 50.3% OF THE 'PRIVATE LOT AREA' ABOVE
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

NOTE: THE FIGURES ABOVE DO NOT INCLUDE THE 12 ADDITIONAL PARK LOTS - REFER TO THE PLANNERS AEE FOR DETAIL

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 - NO GARAGE - TWO LEVEL				
3.2 - A	2	3	0	101m²
3 BED - GARAGE - TWO LEVEL				
3G.2 - A	2	3.5	1	141m²
4 BED - GARAGE - TWO LEVEL				
4G.2 - A	2	4	1	144m²
4G.2 - B	2	4	1	172m²
4G.2 - C	2	4	1	160m²
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				

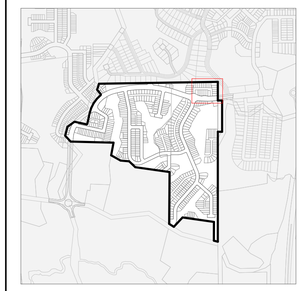
NOTE: IN THE CASE OF ANY DISCREPANCIES BETWEEN THIS KEY AND THE TYPOLOGY PLAN BOOK, THE TYPOLOGY PLAN BOOK SHALL TAKE

CLIENT	VINEWAY LIMITED
PROJECT NAME	DELMORE - STAGE 1
DRAWING TITLE	STAGE 1A-1 - TYPOLOGY
SCALE	1:200
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

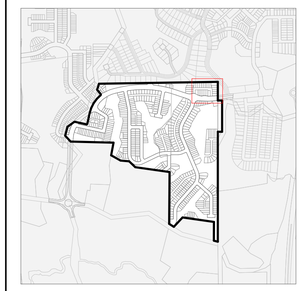
NOTE: HOUSE FFL'S ARE APPROXIMATE AND SUBJECT TO FINAL EARTHWORKS LEVELS DURING CONSTRUCTION. FINAL FFL'S TO BE CONFIRMED AT BUILDING CONSENT

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

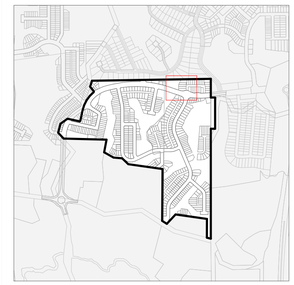
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CLIENT	VINEWAY LIMITED
PROJECT NAME	DELMORE - STAGE 1
DRAWING TITLE	STAGE 1A-1 - FF
SCALE	1:200, 1:15000
REVISION NO.	B

DRAWING NO.

A-S1-1-10

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 - NO GARAGE - TWO LEVEL				
3.2 - A	2	3	0	101m²
3 BED - GARAGE - TWO LEVEL				
3G.2 - A	2	3.5	1	141m²
4 BED - GARAGE - TWO LEVEL				
4G.2 - A	2	4	1	144m²
4G.2 - B	2	4	1	172m²
4G.2 - C	2	4	1	160m²
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

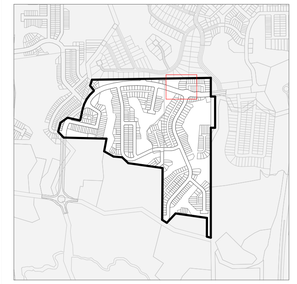
CLIENT	VINEWAY LIMITED
PROJECT NAME	DELMORE - STAGE 1
DRAWING TITLE	STAGE 1A-1 - TYPOLOGY
SCALE	1:200, 1:15000
REVISION NO.	B

DRAWING NO.

A-S1-1-11



TERRA STUDIO



PROJECT KEY

PUBLIC REALM

LEGAL

- 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

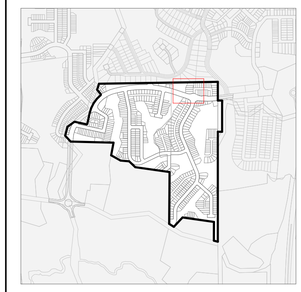
NOTE: HOUSE FFL'S ARE APPROXIMATE AND SUBJECT TO FINAL EARTHWORKS LEVELS DURING CONSTRUCTION. FINAL FFL'S TO BE CONFIRMED AT BUILDING CONSENT

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-S1-1-12

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

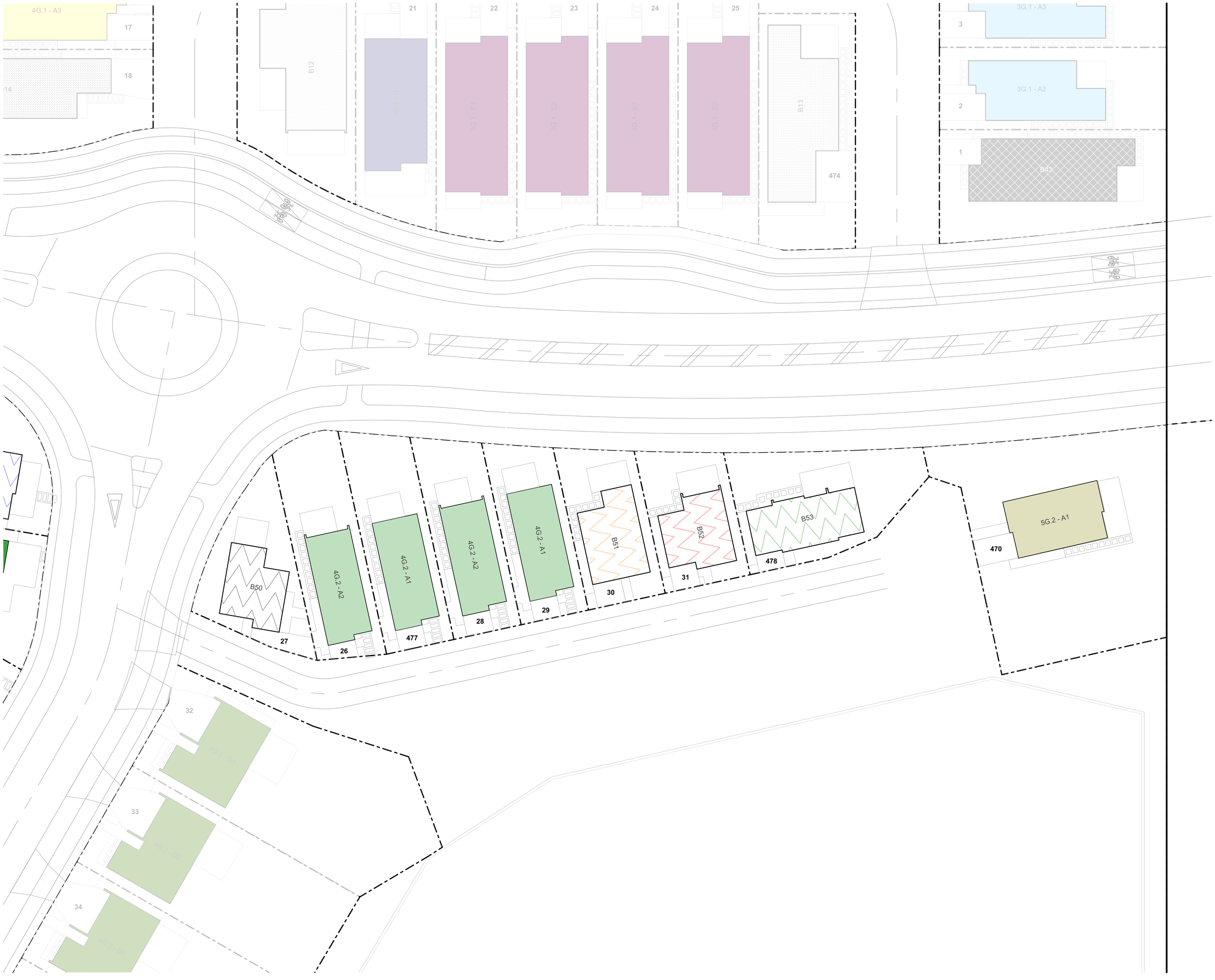
- 1:20 MAX
- 1:15 MAX
- 1:10 MAX
- 1:8 MAX

NOTE: HOUSE FFL'S ARE APPROXIMATE AND SUBJECT TO FINAL EARTHWORKS LEVELS DURING CONSTRUCTION. FINAL FFL'S TO BE CONFIRMED AT BUILDING CONSENT

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	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 - NO GARAGE - TWO LEVEL				
3.2 - A	2	3	0	101m²
3 BED - GARAGE - TWO LEVEL				
3G.2 - A	2	3.5	1	141m²
4 BED - GARAGE - TWO LEVEL				
4G.2 - A	2	4	1	144m²
4G.2 - B	2	4	1	172m²
4G.2 - C	2	4	1	160m²
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

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: HOUSE FFL'S ARE APPROXIMATE AND SUBJECT TO FINAL EARTHWORKS LEVELS DURING CONSTRUCTION. FINAL FFL'S TO BE CONFIRMED AT BUILDING CONSENT

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: HOUSE FFL'S ARE APPROXIMATE AND SUBJECT TO FINAL EARTHWORKS LEVELS DURING CONSTRUCTION. FINAL FFL'S TO BE CONFIRMED AT BUILDING CONSENT

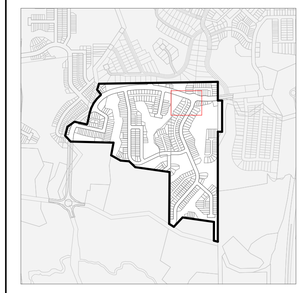
CLIENT	VINEWAY LIMITED
PROJECT NAME	DELMORE - STAGE 1
DRAWING TITLE	STAGE 1A-1 - FF
SCALE	1:200, 1:15000
REVISION NO.	B

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	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 - NO GARAGE - TWO LEVEL				
	3.2 - A	2	3	0	101m²
	3 BED - GARAGE - TWO LEVEL				
	3G.2 - A	2	3.5	1	141m²
	4 BED - GARAGE - TWO LEVEL				
	4G.2 - A	2	4	1	144m²
	4G.2 - B	2	4	1	172m²
	4G.2 - C	2	4	1	160m²
	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				

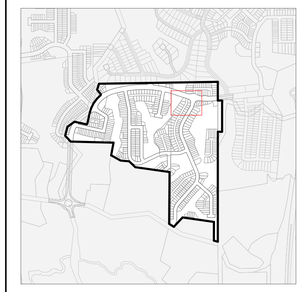
NOTE: IN THE CASE OF ANY DISCREPANCIES BETWEEN THIS KEY AND THE TYPOLOGY PLAN BOOK, THE TYPOLOGY PLAN BOOK SHALL TAKE

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: HOUSE FFL'S ARE APPROXIMATE AND SUBJECT TO FINAL EARTHWORKS LEVELS DURING CONSTRUCTION. FINAL FFL'S TO BE CONFIRMED AT BUILDING CONSENT

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

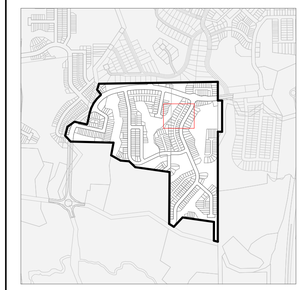
NOTE: HOUSE FFL'S ARE APPROXIMATE AND SUBJECT TO FINAL EARTHWORKS LEVELS DURING CONSTRUCTION. FINAL FFL'S TO BE CONFIRMED AT BUILDING CONSENT

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

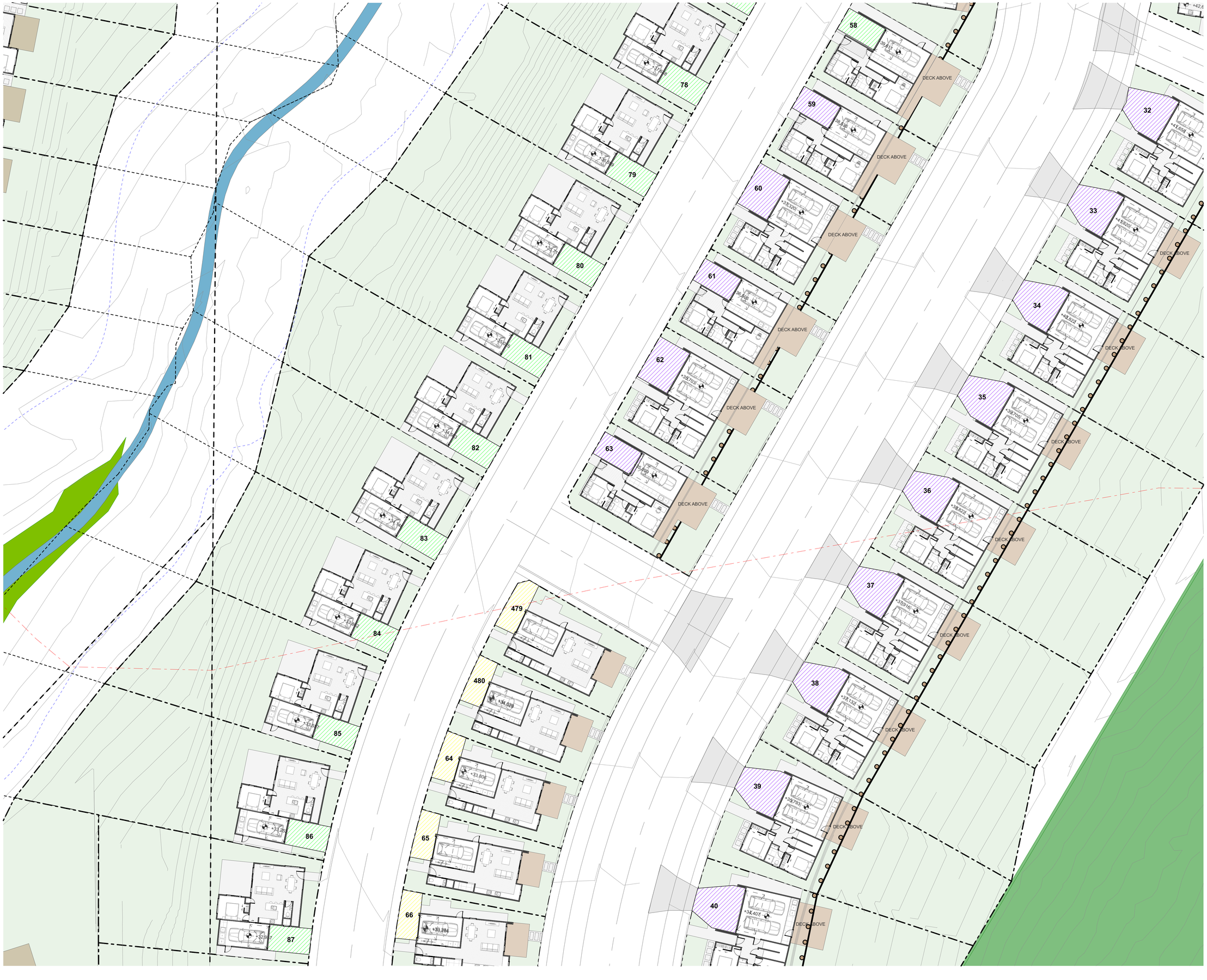
TYPE	LEVELS	BEDS	GARAGE	GFA (aprx)
3 BED - GARAGE - SINGLE LEVEL				
3G.1 - A	1	3	1	98m²
3G.1 - B	1	3	1	110m²
3G.1 - C	1	3	1	115m²
3G.1 - D	1	3	1	121m²
3G.1 - E	1	3-4	1	135m²
3G.1 - F	1	3	1	105m²
3G.1 - G	1	3	1	108m²
3G.1 - H	1	3	1	119m²
3G.1 - I	1	3	1	113m²
4 BED - GARAGE - SINGLE LEVEL				
4G.1 - A	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 - NO GARAGE - TWO LEVEL				
3.2 - A	2	3	0	101m²
3 BED - GARAGE - TWO LEVEL				
3G.2 - A	2	3.5	1	141m²
4 BED - GARAGE - TWO LEVEL				
4G.2 - A	2	4	1	144m²
4G.2 - B	2	4	1	172m²
4G.2 - C	2	4	1	160m²
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

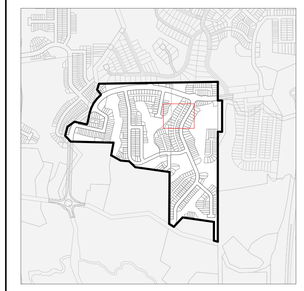
CLIENT	VINEWAY LIMITED
PROJECT NAME	DELMORE - STAGE 1
DRAWING TITLE	STAGE 1A-1 - TYPOLOGY
SCALE	1:200, 1:15000
REVISION NO.	B

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: HOUSE FFL'S ARE APPROXIMATE AND SUBJECT TO FINAL EARTHWORKS LEVELS DURING CONSTRUCTION. FINAL FFL'S TO BE CONFIRMED AT BUILDING CONSENT

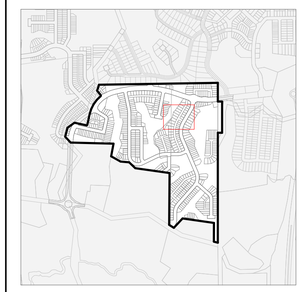
CLIENT	VINEWAY LIMITED
PROJECT NAME	DELMORE - STAGE 1
DRAWING TITLE	STAGE 1A-1 - GF
SCALE	1:200, 1:15000
REVISION NO.	B

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

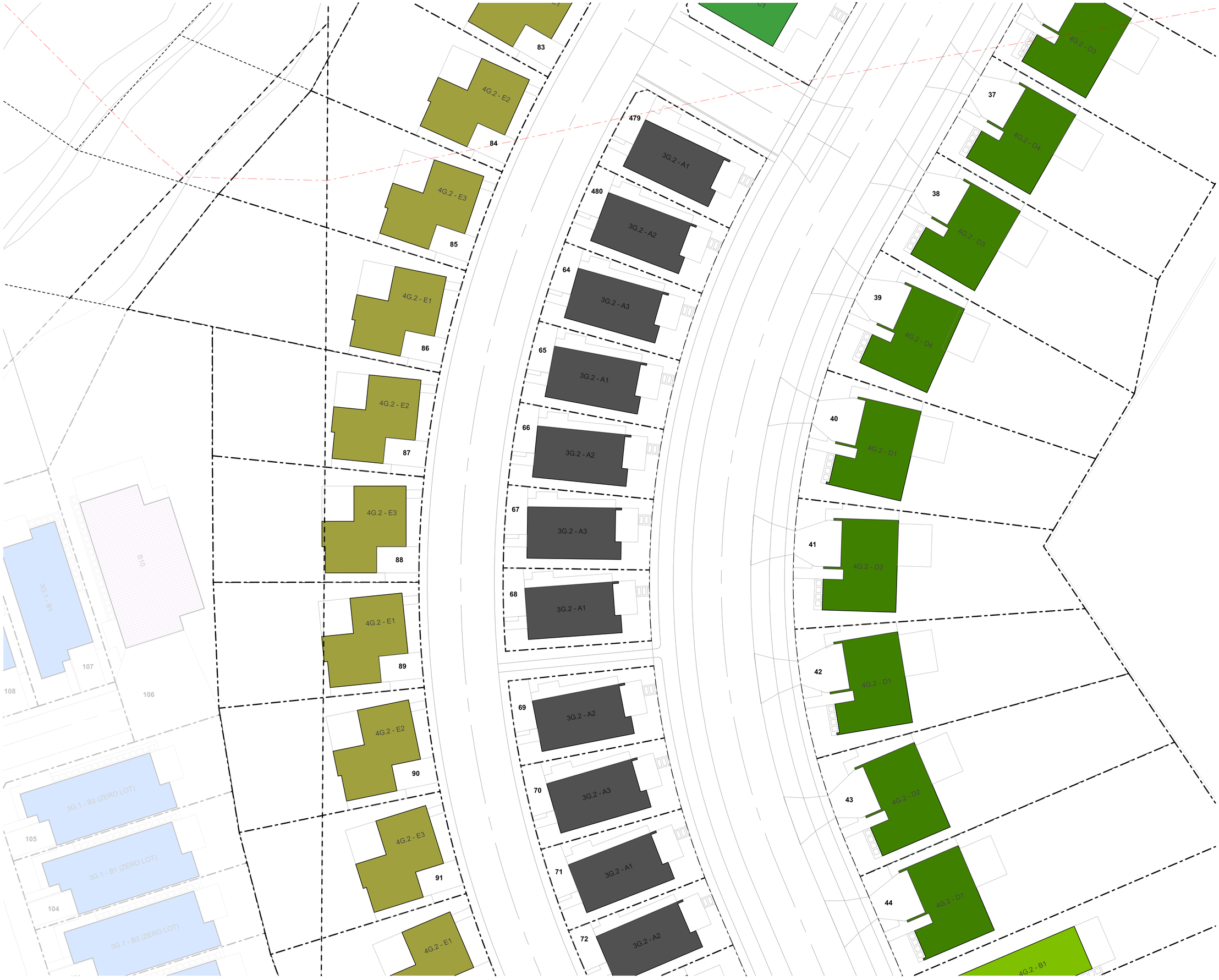
- 1:20 MAX
- 1:15 MAX
- 1:10 MAX
- 1:8 MAX

NOTE: HOUSE FFL'S ARE APPROXIMATE AND SUBJECT TO FINAL EARTHWORKS LEVELS DURING CONSTRUCTION. FINAL FFL'S TO BE CONFIRMED AT BUILDING CONSENT

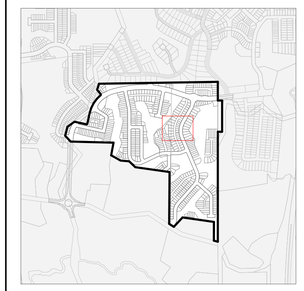
CLIENT	VINEWAY LIMITED
PROJECT NAME	DELMORE - STAGE 1
DRAWING TITLE	STAGE 1A-1 - FF
SCALE	1:200, 1:15000
REVISION NO.	B

DRAWING NO.

A-S1-1-22



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 - NO GARAGE - TWO LEVEL				
	3.2 - A	2	3	0	101m²
	3 BED - GARAGE - TWO LEVEL				
	3G.2 - A	2	3.5	1	141m²
	4 BED - GARAGE - TWO LEVEL				
	4G.2 - A	2	4	1	144m²
	4G.2 - B	2	4	1	172m²
	4G.2 - C	2	4	1	160m²
	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

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

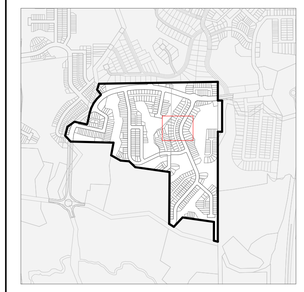
NOTE: HOUSE FFL'S ARE APPROXIMATE AND SUBJECT TO FINAL EARTHWORKS LEVELS DURING CONSTRUCTION. FINAL FFL'S TO BE CONFIRMED AT BUILDING CONSENT

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-S1-1-24

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: HOUSE FFL'S ARE APPROXIMATE AND SUBJECT TO FINAL EARTHWORKS LEVELS DURING CONSTRUCTION. FINAL FFL'S TO BE CONFIRMED AT BUILDING CONSENT

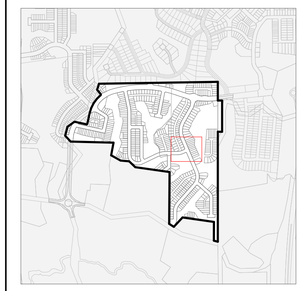
CLIENT	VINEWAY LIMITED
PROJECT NAME	DELMORE - STAGE 1
DRAWING TITLE	STAGE 1A-1 - FF
SCALE	1:200, 1:15000
REVISION NO.	B

DRAWING NO.

A-S1-1-25



TERRA STUDIO



PROJECT KEY

TYPE	LEVELS	BEDS	GARAGE	GFA (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 - NO GARAGE - TWO LEVEL				
3.2 - A	2	3	0	101m²
3 BED - GARAGE - TWO LEVEL				
3G.2 - A	2	3.5	1	141m²
4 BED - GARAGE - TWO LEVEL				
4G.2 - A	2	4	1	144m²
4G.2 - B	2	4	1	172m²
4G.2 - C	2	4	1	160m²
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

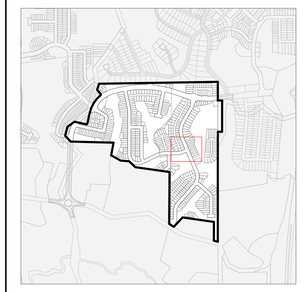
CLIENT	VINEWAY LIMITED
PROJECT NAME	DELMORE - STAGE 1
DRAWING TITLE	STAGE 1A-1 - TYPOLOGY
SCALE	1:200, 1:15000
REVISION NO.	B

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: HOUSE FFL'S ARE APPROXIMATE AND SUBJECT TO FINAL EARTHWORKS LEVELS DURING CONSTRUCTION. FINAL FFL'S TO BE CONFIRMED AT BUILDING CONSENT

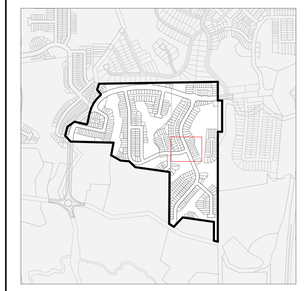
CLIENT	VINEWAY LIMITED
PROJECT NAME	DELMORE - STAGE 1
DRAWING TITLE	STAGE 1A-1 - GF
SCALE	1:200, 1:15000
REVISION NO.	B

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: HOUSE FFL'S ARE APPROXIMATE AND SUBJECT TO FINAL EARTHWORKS LEVELS DURING CONSTRUCTION. FINAL FFL'S TO BE CONFIRMED AT BUILDING CONSENT

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	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 - NO GARAGE - TWO LEVEL				
3.2 - A	2	3	0	101m²
3 BED - GARAGE - TWO LEVEL				
3G.2 - A	2	3.5	1	141m²
4 BED - GARAGE - TWO LEVEL				
4G.2 - A	2	4	1	144m²
4G.2 - B	2	4	1	172m²
4G.2 - C	2	4	1	160m²
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

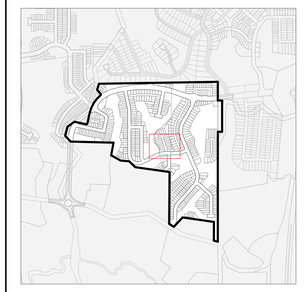
CLIENT	VINEWAY LIMITED
PROJECT NAME	DELMORE - STAGE 1
DRAWING TITLE	STAGE 1A-1 - TYPOLOGY
SCALE	1:200, 1:15000
REVISION NO.	B

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: HOUSE FFL'S ARE APPROXIMATE AND SUBJECT TO FINAL EARTHWORKS LEVELS DURING CONSTRUCTION. FINAL FFL'S TO BE CONFIRMED AT BUILDING CONSENT

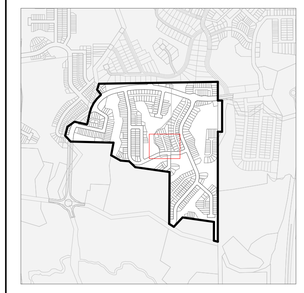
CLIENT	VINEWAY LIMITED
PROJECT NAME	DELMORE - STAGE 1
DRAWING TITLE	STAGE 1A-1 - GF
SCALE	1:200, 1:15000
REVISION NO.	B

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

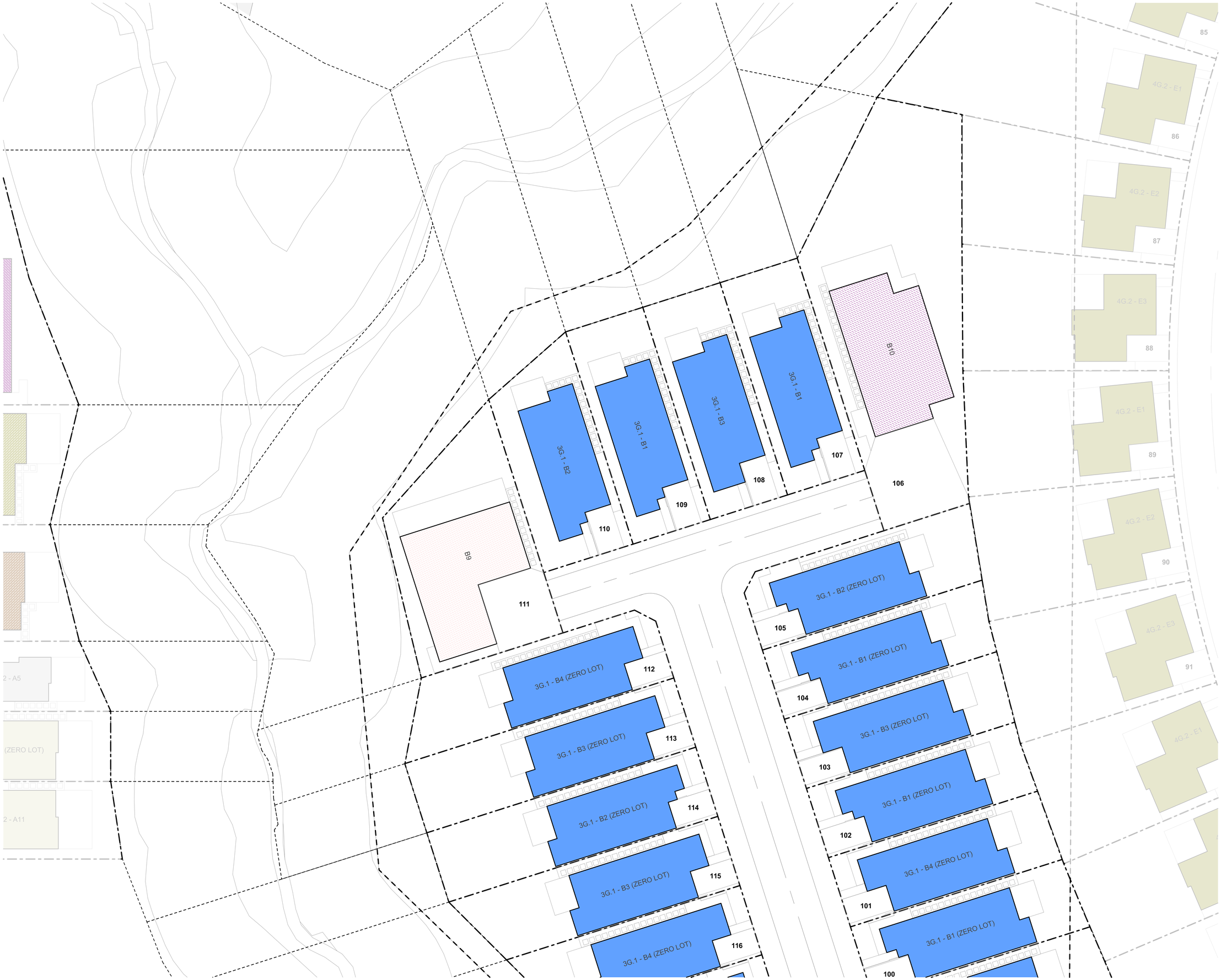
- 1:20 MAX
- 1:15 MAX
- 1:10 MAX
- 1:8 MAX

NOTE: HOUSE FFL'S ARE APPROXIMATE AND SUBJECT TO FINAL EARTHWORKS LEVELS DURING CONSTRUCTION. FINAL FFL'S TO BE CONFIRMED AT BUILDING CONSENT

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	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 - NO GARAGE - TWO LEVEL				
3.2 - A	2	3	0	101m²
3 BED - GARAGE - TWO LEVEL				
3G.2 - A	2	3.5	1	141m²
4 BED - GARAGE - TWO LEVEL				
4G.2 - A	2	4	1	144m²
4G.2 - B	2	4	1	172m²
4G.2 - C	2	4	1	160m²
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

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: HOUSE FFL'S ARE APPROXIMATE AND SUBJECT TO FINAL EARTHWORKS LEVELS DURING CONSTRUCTION. FINAL FFL'S TO BE CONFIRMED AT BUILDING CONSENT

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

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- WETLAND
- STREAM/WETLAND 10m OFFSET
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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