

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	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 LOTS472 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

TYPOLOGIES22 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 HOMES255 SINGLE (54%) / 217 DOUBLE (46%)

ZERO LOT / STANDALONE BOUNDARY72 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 AREA173,639m² (NOT INCLUDING THE 12 STAGE 1 PARK LOTS)

BUILDING COVERAGE48,360m² - 28% OF THE 'PRIVATE LOT AREA' ABOVE

IMPERMEABLE COVERAGE87,160m² APPROX - 50.3% OF THE 'PRIVATE LOT AREA' ABOVE

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

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	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 - NO GARAGE - TWO LEVEL				
3.2 - A	2	3	0	101m ²
3 BED - GARAGE - TWO LEVEL				
3G.2 - A	2	3.5	1	141m ²
4 BED - GARAGE - TWO LEVEL				
4G.2 - A	2	4	1	144m ²
4G.2 - B	2	4	1	172m ²
4G.2 - C	2	4	1	160m 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, THE TYPOLOGY PLAN SHALL TAKE PRECEDENCE.

CLIENTVINEWAY LIMITED

PROJECT NAMEDELMORE - STAGE 1

DRAWING TITLESTAGE 1A-2 - TYPOLOGY

SCALE1:200, 1:15000

REVISION NO.B

DRAWING NO.A-S1-1-35



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-2 - GF

SCALE

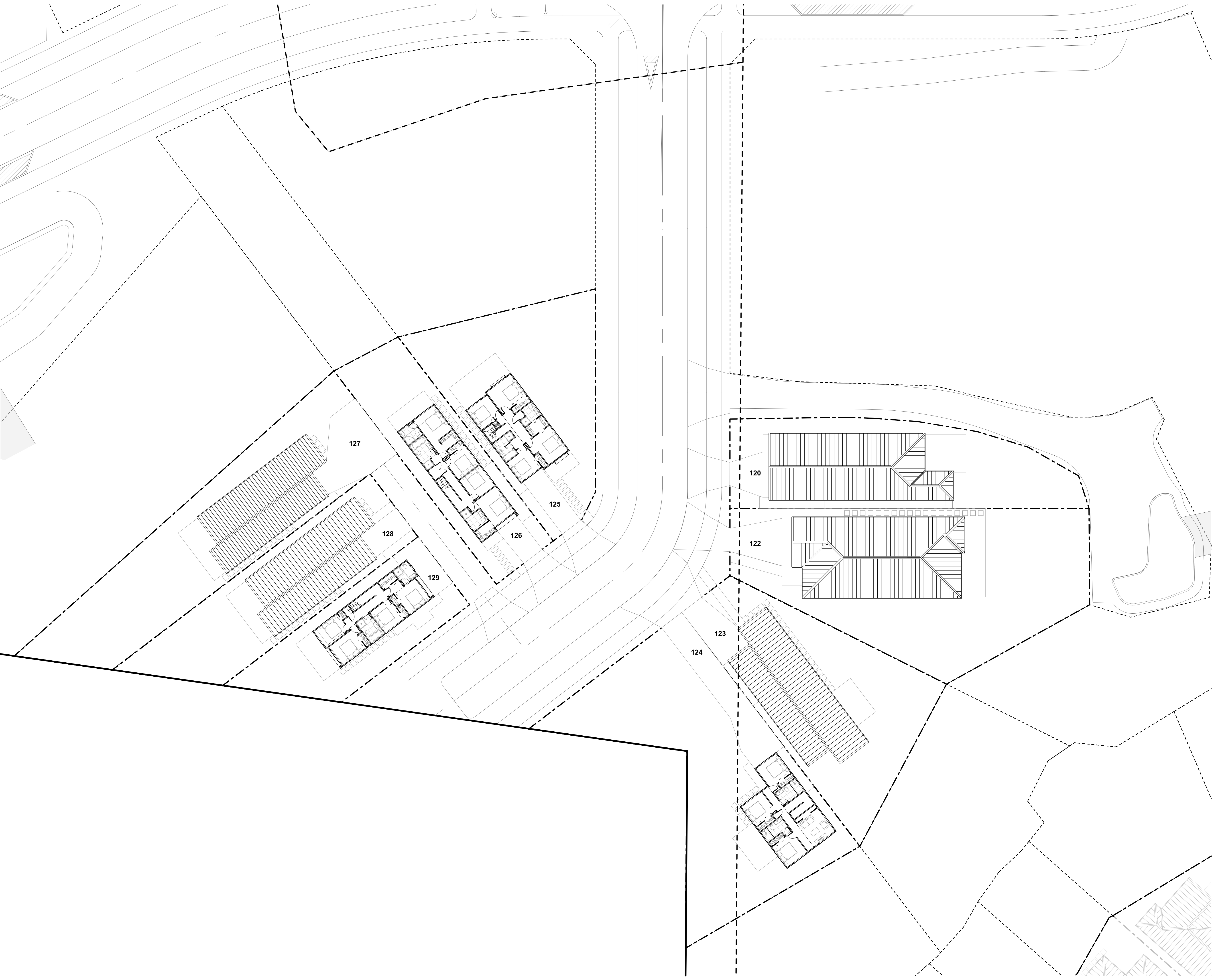
1:200, 1:15000

REVISION NO.

B

DRAWING NO.

A-S1-1-36



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-2 - FF

SCALE

1:200, 1:15000

REVISION NO.

B

DRAWING NO.

A-S1-1-37



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-3 -
TYPOLOGY

SCALE

1:200, 1:15000

REVISION NO.

B

DRAWING NO.

A-S1-1-38



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-3 - GF

SCALE

1:200, 1:15000

REVISION NO.

B

DRAWING NO.

A-S1-1-39



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-3 - FF

SCALE

1:200, 1:15000

REVISION NO.

B

DRAWING NO.

A-S1-1-40



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-3 -
TYPOLOGY

SCALE

1:200, 1:15000

REVISION NO.

B

DRAWING NO.

A-S1-1-41



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-3 - GF

SCALE

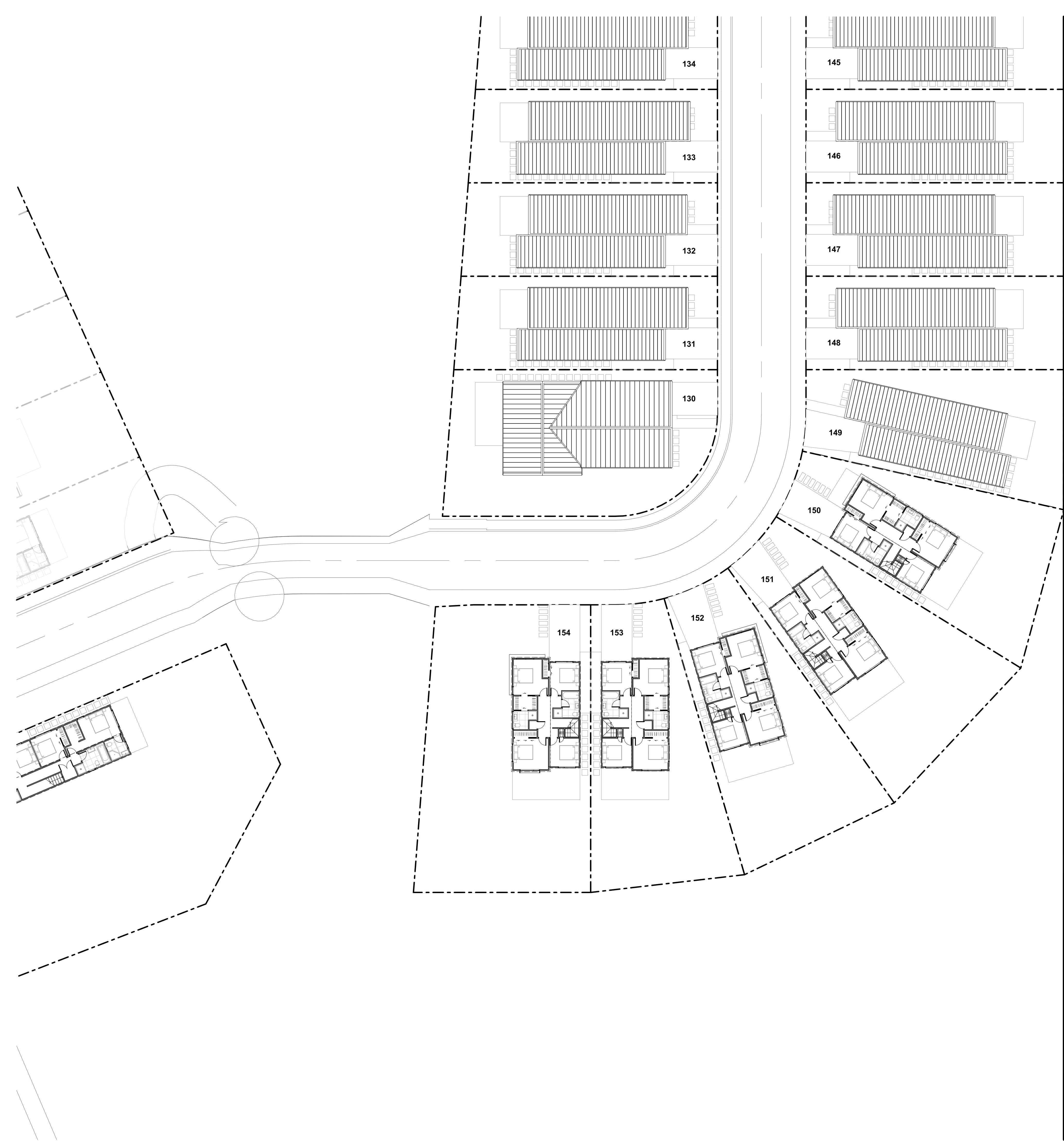
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REVISION NO.

B

DRAWING NO.

A-S1-1-42



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-3 - FF

SCALE

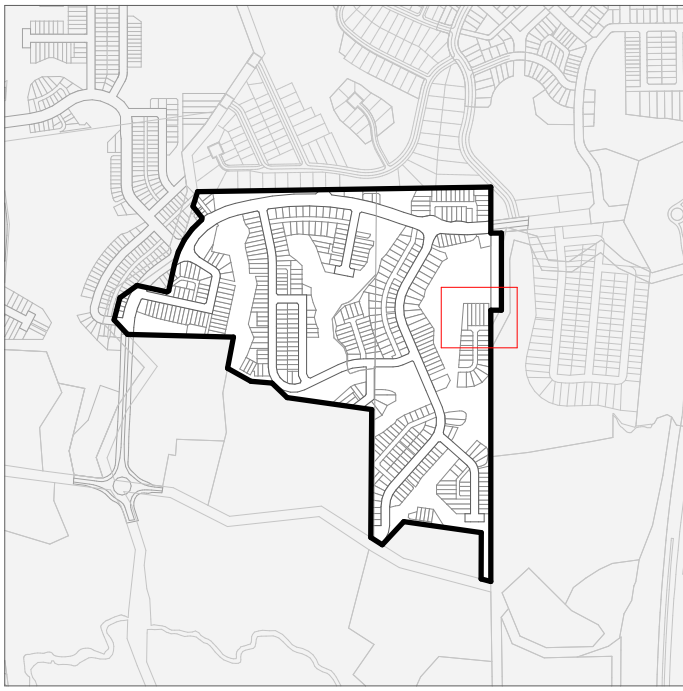
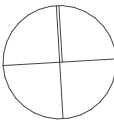
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REVISION NO.

B

DRAWING NO.

A-S1-1-43



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 - NO GARAGE - TWO LEVEL				
3.2 - A	2	3	0	101m ²
3 BED - GARAGE - TWO LEVEL				
3G.2 - A	2	3.5	1	141m ²
4 BED - GARAGE - TWO LEVEL				
4G.2 - A	2	4	1	144m ²
4G.2 - B	2	4	1	172m ²
4G.2 - C	2	4	1	160m 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, THE TYPOLOGY PLAN SHALL TAKE PRECEDENCE.

CLIENT VINEWAY LIMITED

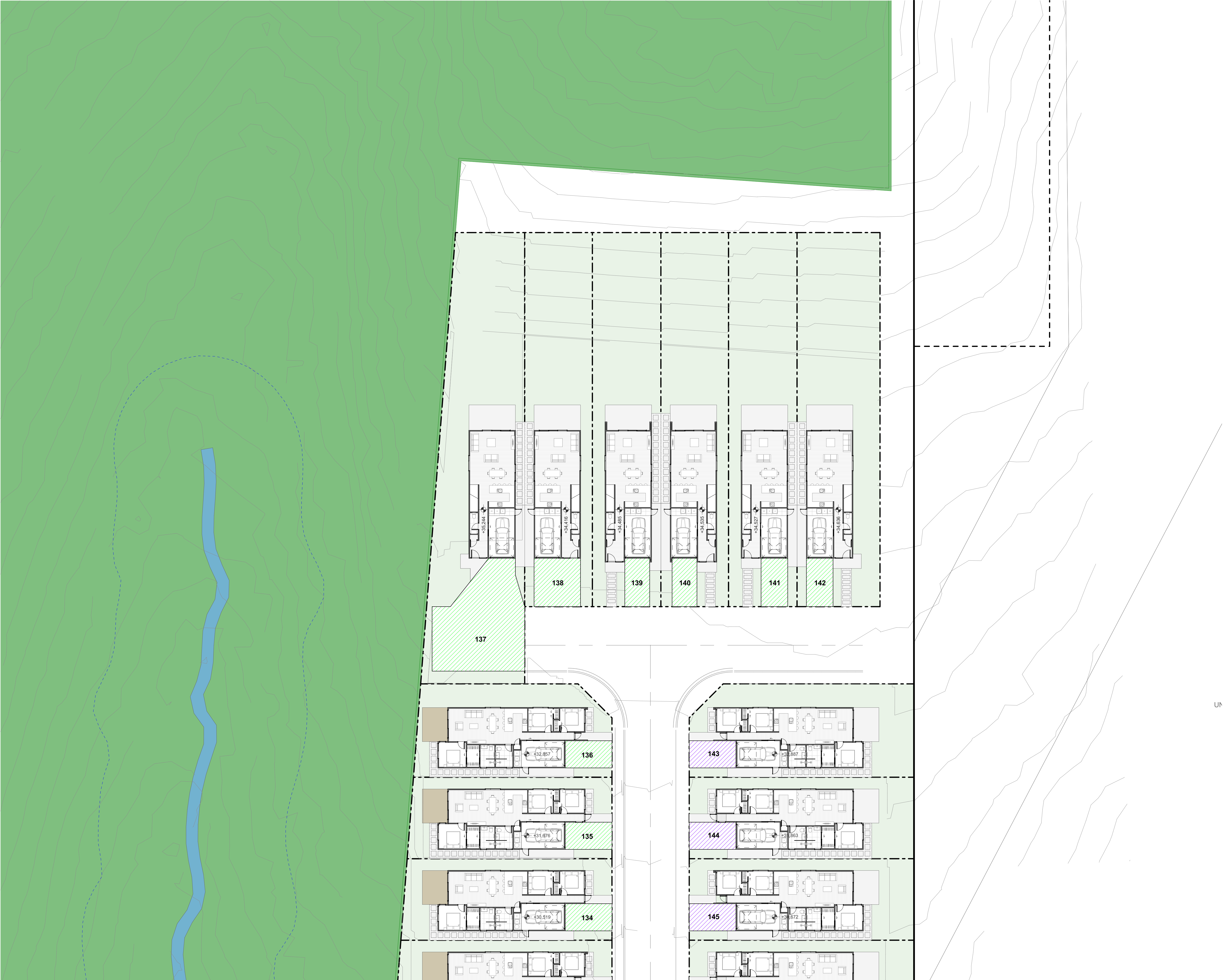
PROJECT NAME DELMORE - STAGE 1

DRAWING TITLE STAGE 1A-3 - TYPOLOGY

SCALE 1:200, 1:15000

REVISION NO. B

DRAWING NO. A-S1-1-44



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-3 - GF

SCALE

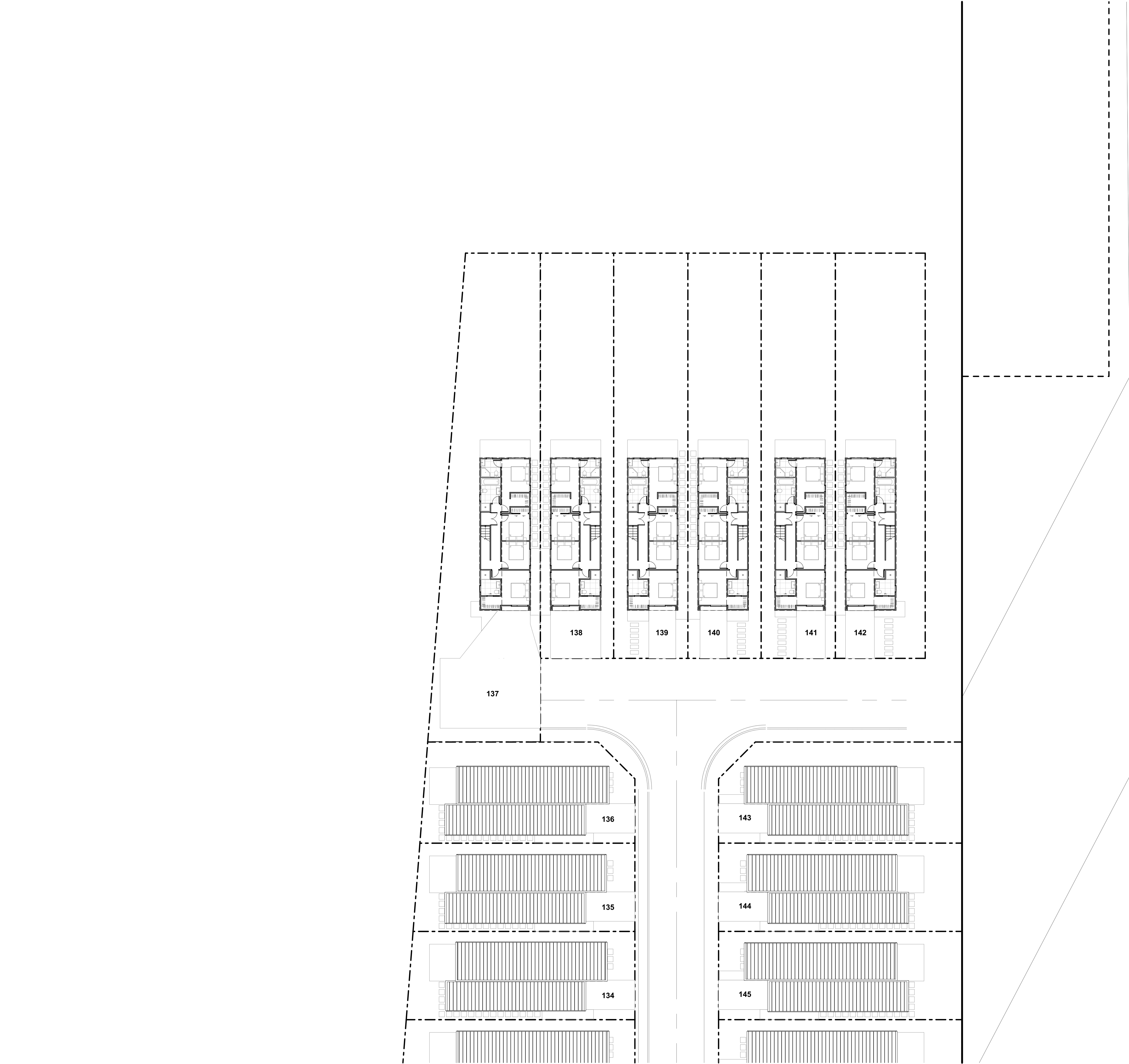
1:200, 1:15000

REVISION NO.

B

DRAWING NO.

A-S1-1-45



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-3 - FF

SCALE

1:200, 1:15000

REVISION NO.

B

DRAWING NO.

A-S1-1-46



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 - NO GARAGE - TWO LEVEL				
3.2 - A	2	3	0	101m ²
3 BED - GARAGE - TWO LEVEL				
3G.2 - A	2	3.5	1	141m ²
4 BED - GARAGE - TWO LEVEL				
4G.2 - A	2	4	1	144m ²
4G.2 - B	2	4	1	172m ²
4G.2 - C	2	4	1	160m 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, THE TYPOLGY PLAN SHALL TAKE PRECEDENCE.

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE - STAGE 1

DRAWING TITLE

STAGE 1A-4 -
TYPOLOGY

SCALE

1:200, 1:15000

REVISION NO.

B

DRAWING NO.

A-S1-1-47



TERRA STUDIO

PROJECT KEY

PUBLIC REALM

LEGAL

CONTOURS

ECOLOGY

PRIVATE REALM

PARKING PAD GRADIENTS

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

CLIENT

PROJECT NAME

DRAWING TITLE

SCALE

REVISION NO.

DRAWING NO.

WIDER SITE BOUNDARY

N.O.R 6 DESIGNATION

1m CONTOUR MAJOR

STREAM

WETLAND

STREAM/WETLAND 10m OFFSET

ECOLOGICAL COVENANT

SIGNIFICANT ECOLOGICAL AREA

PRIVATE LOT

DECK

CONCRETE PATH/PATIO

PAVER IN STONE CHIP

1:20 MAX

1:15 MAX

1:10 MAX

1:8 MAX

VINEWAY LIMITED

DELMORE - STAGE 1

STAGE 1A-4 - GF

1:200, 1:15000

B

A-S1-1-48



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-4 - FF

SCALE

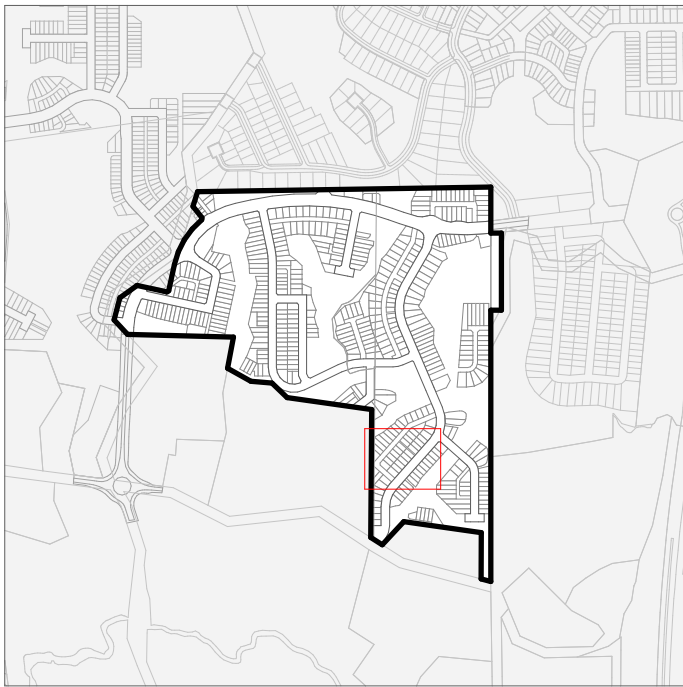
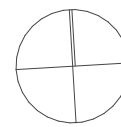
1:200, 1:15000

REVISION NO.

B

DRAWING NO.

A-S1-1-49



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 - 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, THE TYPOLOGY PLAN SHALL TAKE PRECEDENCE.

CLIENT: VINEWAY LIMITED

PROJECT NAME: DELMORE - STAGE 1

DRAWING TITLE: STAGE 1A-4 - TYPOLOGY

SCALE: 1:200, 1:15000

REVISION NO.: B

DRAWING NO.: A-S1-1-50



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-4 - GF

SCALE

1:15000, 1:200

REVISION NO.

B

DRAWING NO.

A-S1-1-51



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-4 - FF

SCALE

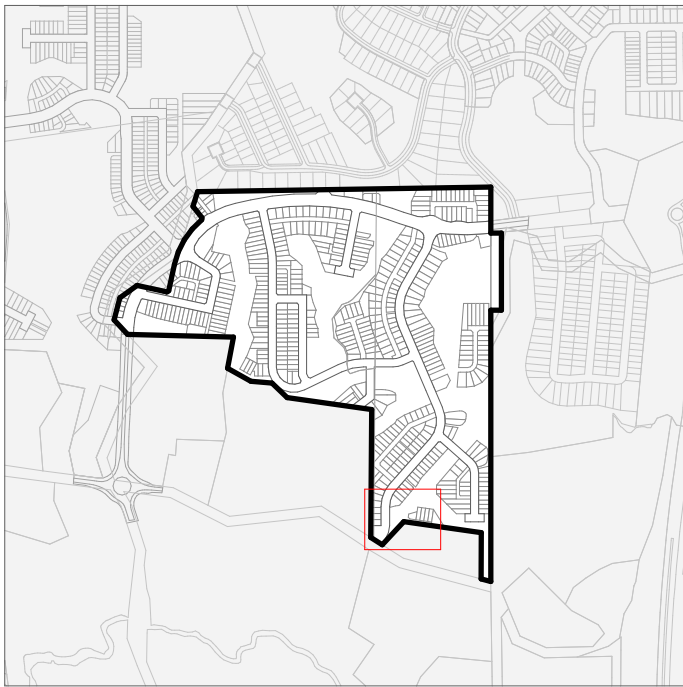
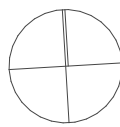
1:15000, 1:200

REVISION NO.

B

DRAWING NO.

A-S1-1-52



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 - 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, THE TYPOLOGY PLAN SHALL TAKE PRECEDENCE.

CLIENT VINEWAY LIMITED

PROJECT NAME DELMORE - STAGE 1

DRAWING TITLE STAGE 1A-4 - TYPOLOGY

SCALE 1:200, 1:15000

REVISION NO. B

DRAWING NO. A-S1-1-53



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

VINWAY LIMITED

PROJECT NAME

DELMORE - STAGE 1

DRAWING TITLE

STAGE 1A-4 - GF

SCALE

1:15000, 1:200

REVISION NO.

B

DRAWING NO.

A-S1-1-54



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-4 - FF

SCALE

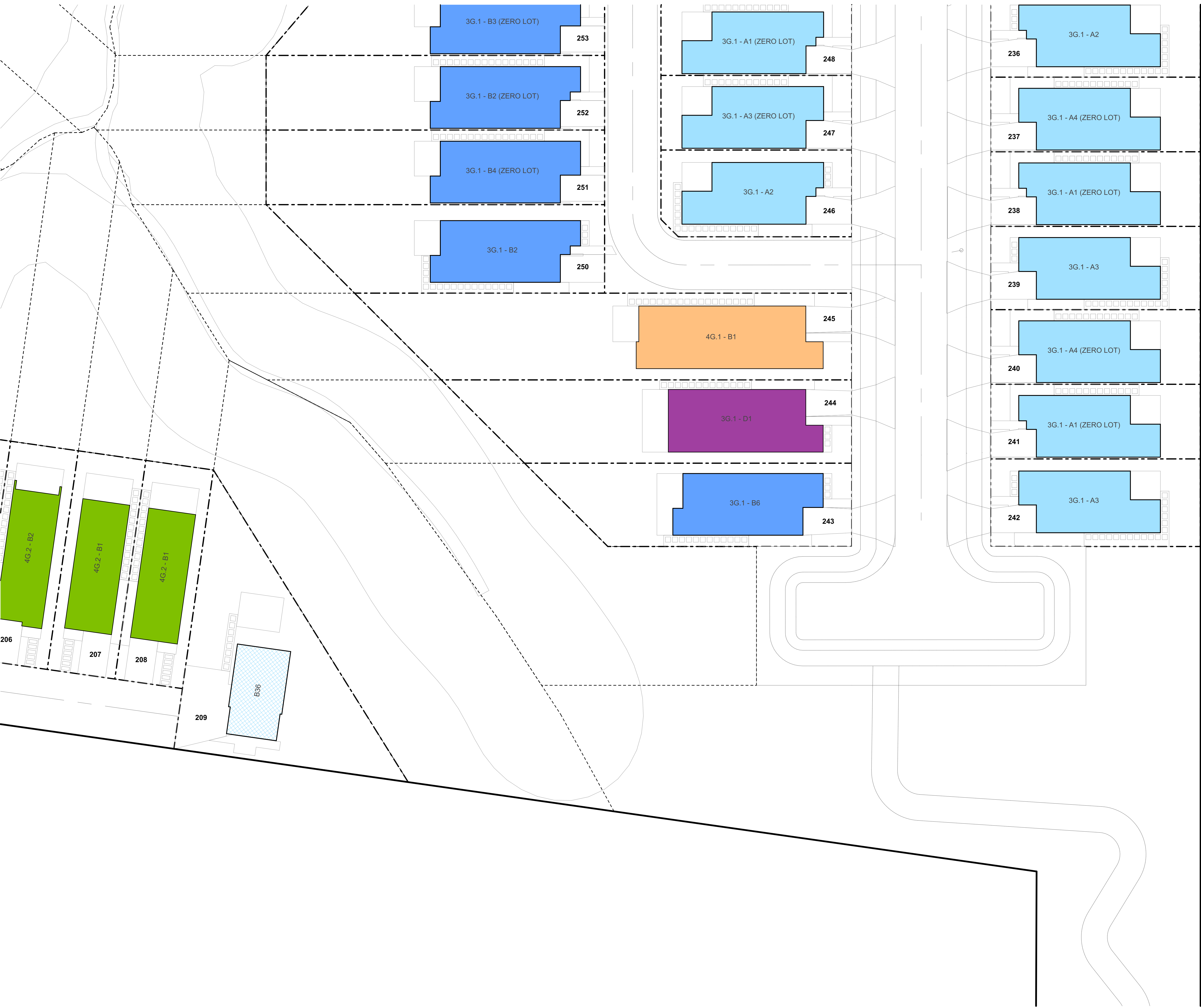
1:15000, 1:200

REVISION NO.

B

DRAWING NO.

A-S1-1-55



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 PRECEDENCE

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE - STAGE 1

DRAWING TITLE

STAGE 1A-4 - TYPOLOGY

SCALE

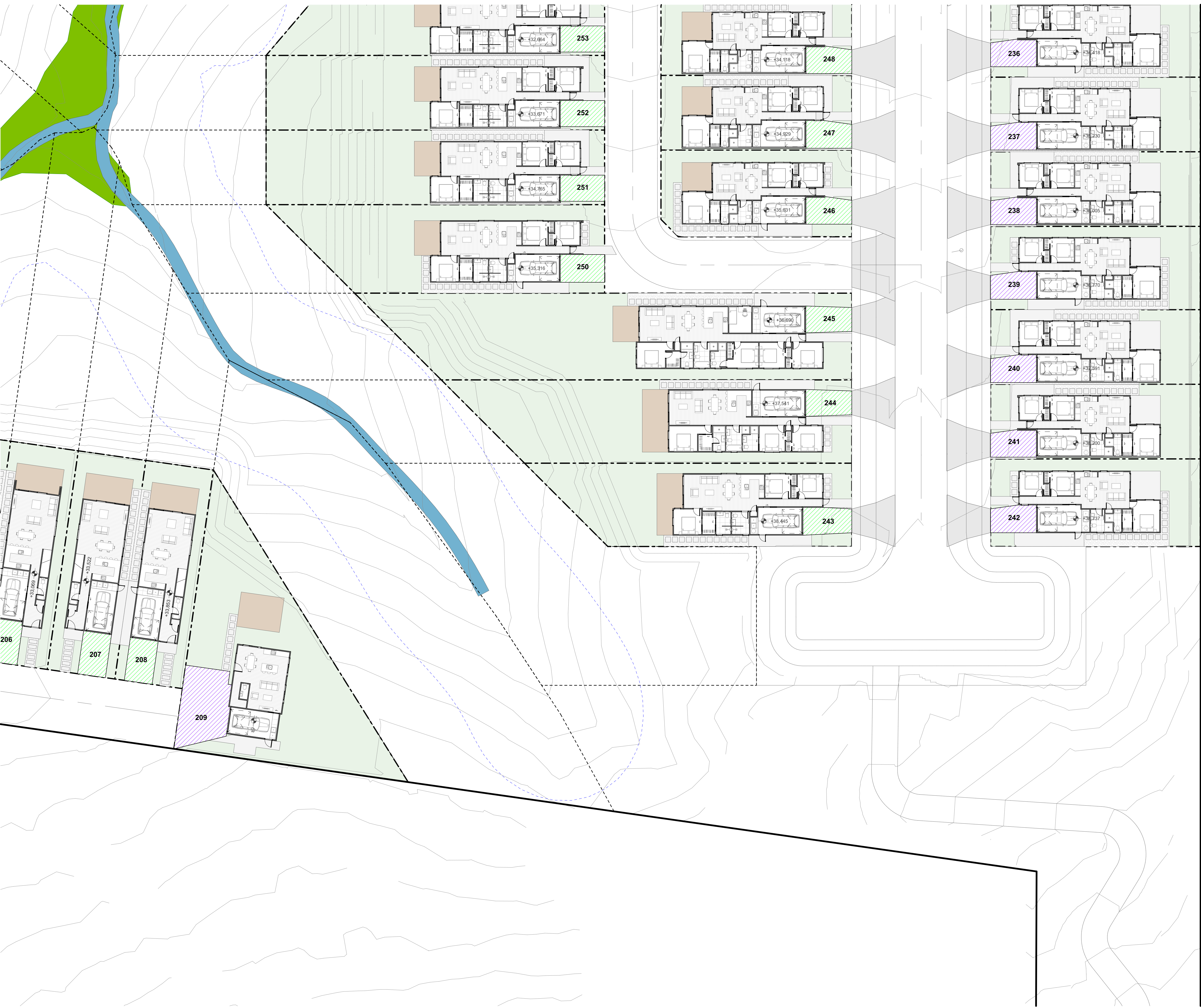
1:200, 1:15000

REVISION NO.

B

DRAWING NO.

A-S1-1-56



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-4 - GF

SCALE

1:15000, 1:200

REVISION NO.

B

DRAWING NO.

A-S1-1-57



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-4 - FF

SCALE

1:15000, 1:200

REVISION NO.

B

DRAWING NO.

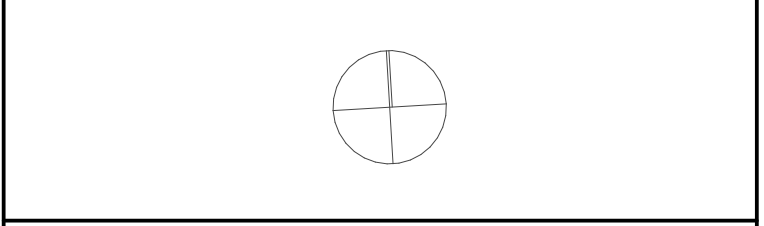
A-S1-1-58



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 - NO GARAGE - TWO LEVEL					
	3.2 - A	2	3	0	101m ²
3 BED - GARAGE - TWO LEVEL					
	3G.2 - A	2	3.5	1	141m ²
4 BED - GARAGE - TWO LEVEL					
	4G.2 - A	2	4	1	144m ²
	4G.2 - B	2	4	1	172m ²
	4G.2 - C	2	4	1	160m 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, THE TYPOLOGY PLAN SHALL TAKE PRECEDENCE.					
CLIENT	VINEWAY LIMITED				
PROJECT NAME	DELMORE - STAGE 1				
DRAWING TITLE	STAGE 1A-4 - TYPOLOGY				
SCALE	1:200, 1:15000				
REVISION NO.	B				
DRAWING NO.	A-S1-1-59				



PUBLIC REALM

LEGAL

WIDER SITE BOUNDARY

--- N.O.R 6 DESIGNATION

CONTOURS

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
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PROJECT NAME	DELMORE - STAGE 1
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DRAWING TITLE	STAGE 1A-4 - GF
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SCALE 1:15000, 1:200

REVISION NO. B

DRAWING NO. **A 01 1 00**

A-S1-1-60



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-4 - FF

SCALE

1:15000, 1:200

REVISION NO.

B

DRAWING NO.

A-S1-1-61