

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

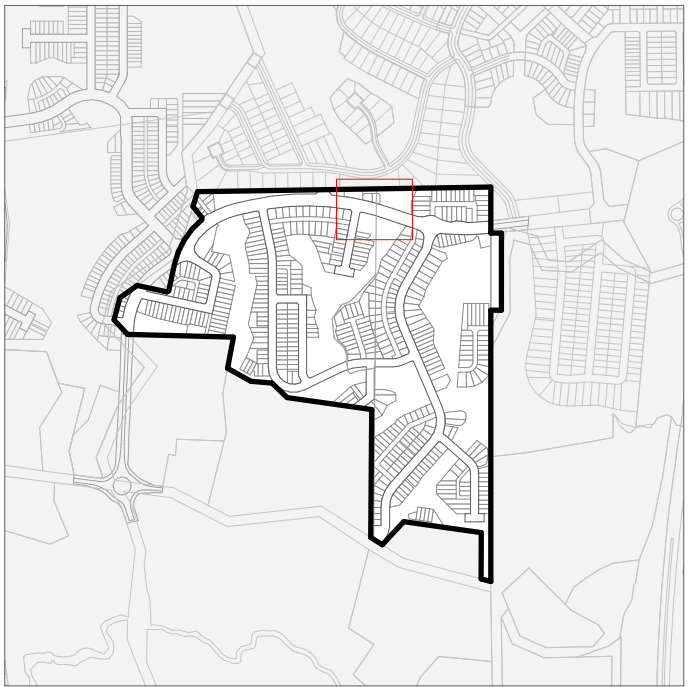
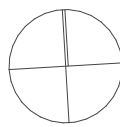
PRIVATE LOT AREA173,639m² (NOT INCLUDING THE 12 STAGE 1 PARK LOTS)

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



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, LOOK THE TYPOLOGY PLAN FIRST. SHALL TAKE

CLIENT VINEWAY LIMITED

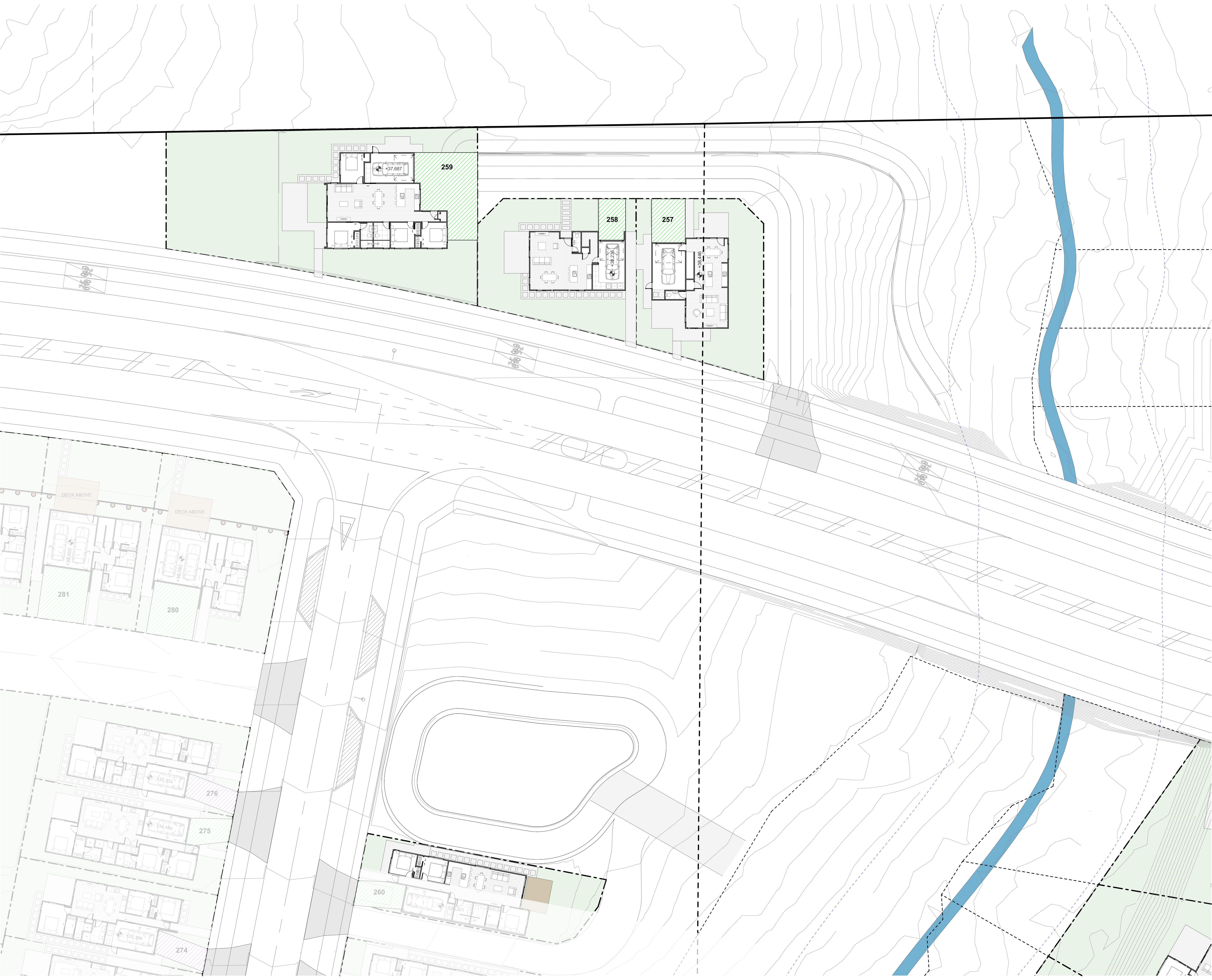
PROJECT NAME DELMORE - STAGE 1

DRAWING TITLE STAGE 1B-1 - TYPOLOGY

SCALE 1:200, 1:15000

REVISION NO. B

DRAWING NO. A-S1-1-62



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 1B-1 - GF

SCALE

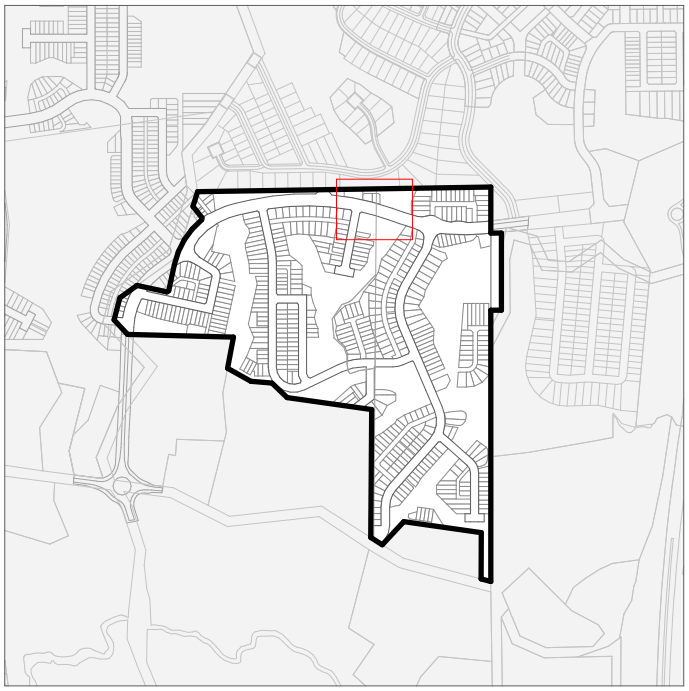
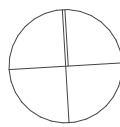
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REVISION NO.

B

DRAWING NO.

A-S1-1-63



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

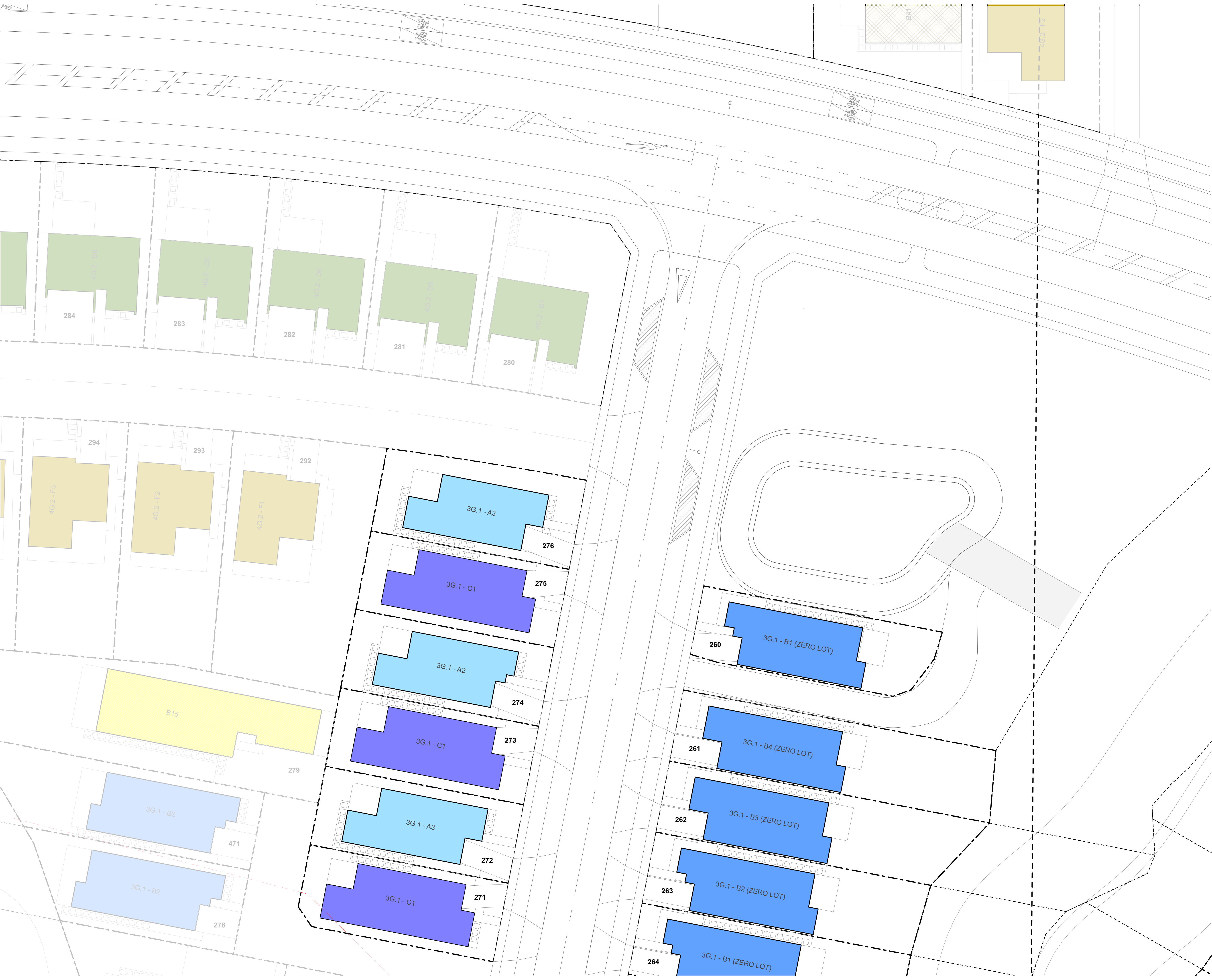
PROJECT NAME DELMORE - STAGE 1

DRAWING TITLE STAGE 1B-1 - FF

SCALE 1:200, 1:15000

REVISION NO. B

DRAWING NO. A-S1-1-64



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 1B-1 - TYPOLOGY			
SCALE		1:200, 1:15000			
REVISION NO.		B			
DRAWING NO.		A-S1-1-65			



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 1B-1 - GF

SCALE

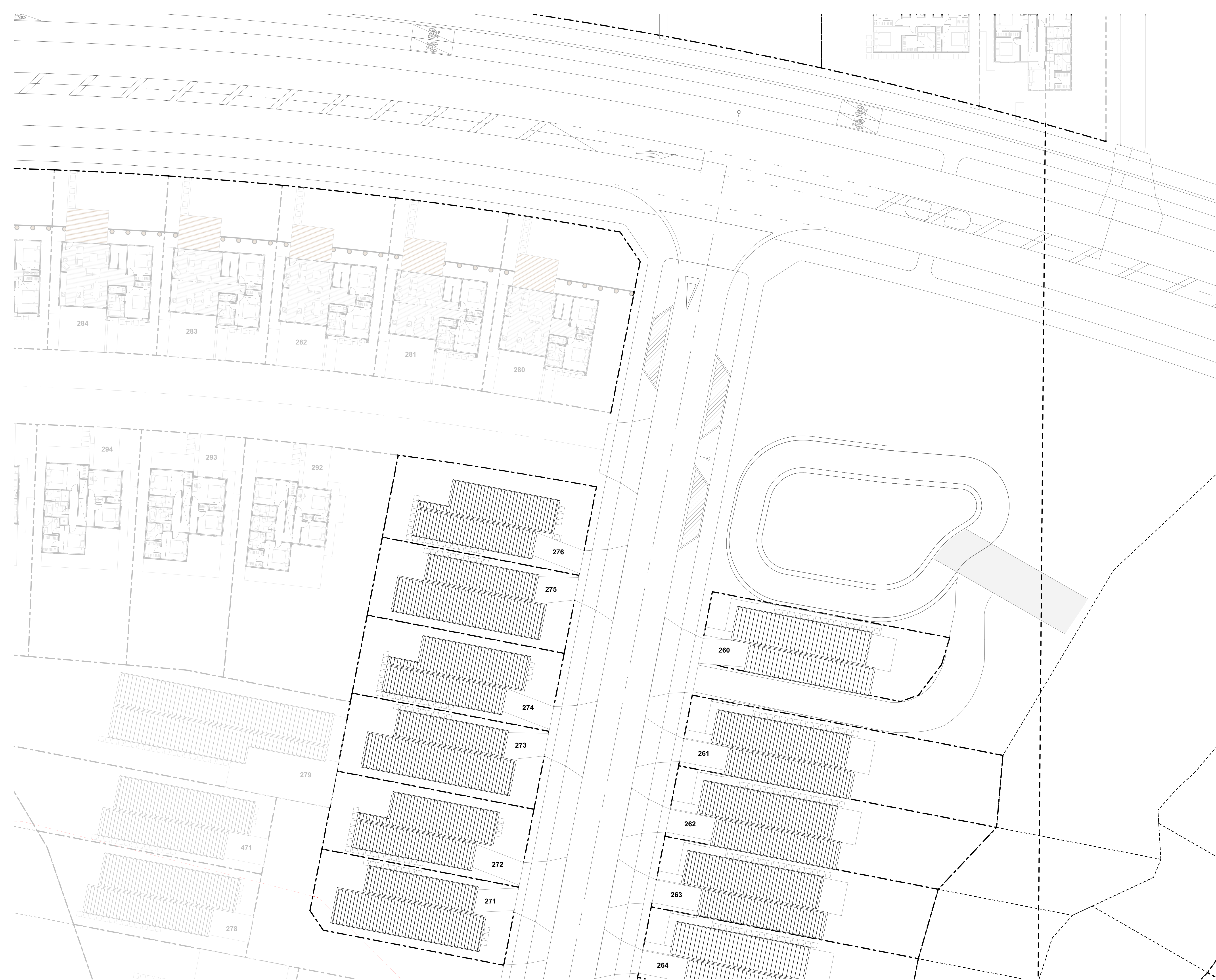
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REVISION NO.

B

DRAWING NO.

A-S1-1-66



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 1B-1 - FF

SCALE

1:200, 1:15000

REVISION NO.

B

DRAWING NO.

A-S1-1-67



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, THE TYPOLOGY PLAN SHALL TAKE PRECEDENCE.

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE - STAGE 1

DRAWING TITLE

STAGE 1B-1 -
TYPOLOGY

SCALE

1:200, 1:15000

REVISION NO.

B

DRAWING NO.

A-S1-1-68



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 1B-1 - GF

SCALE

1:200, 1:15000

REVISION NO.

B

DRAWING NO.

A-S1-1-69



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 1B-1 - FF

SCALE

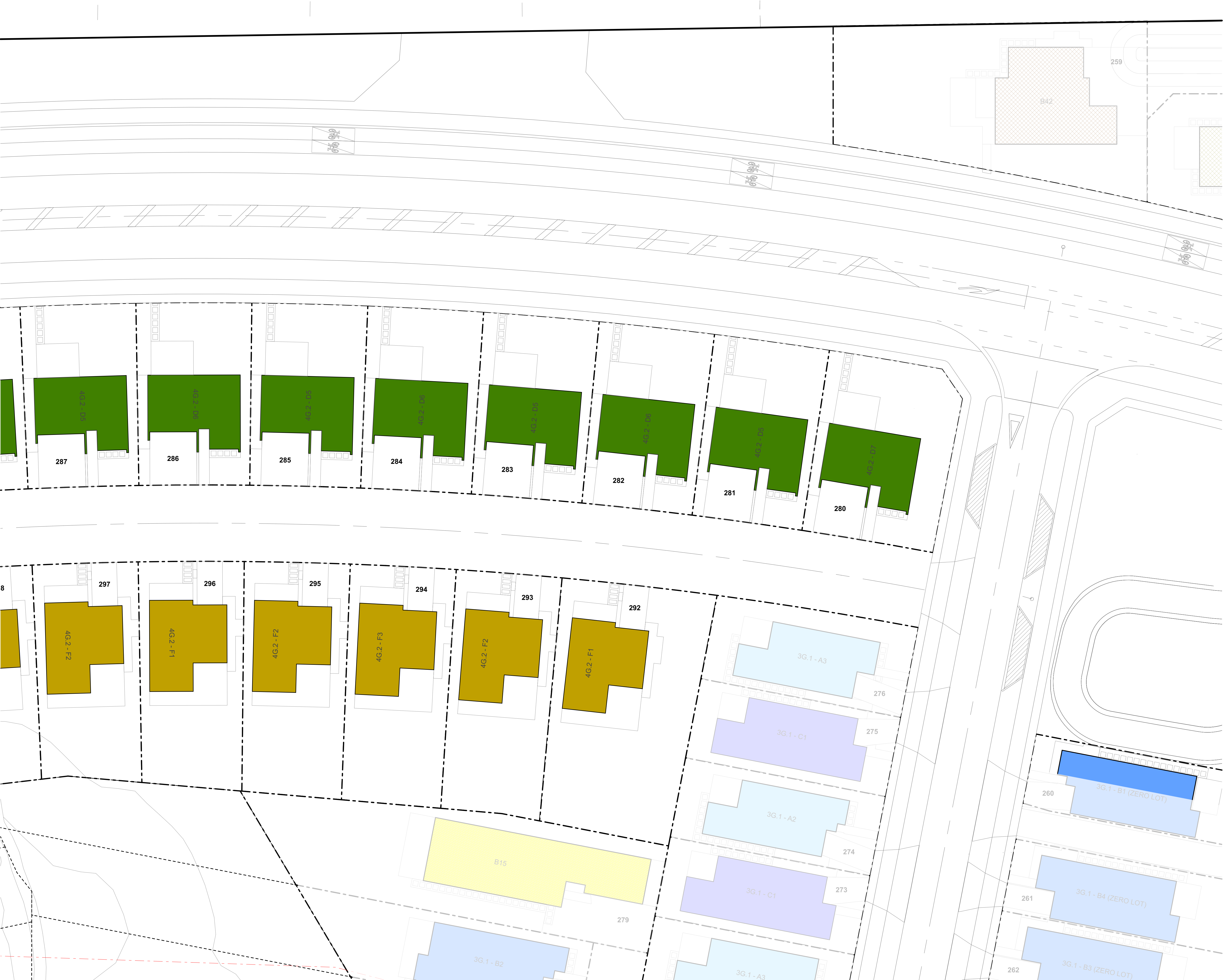
1:15000, 1:200

REVISION NO.

B

DRAWING NO.

A-S1-1-70



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 1B-1 - TYPOLOGY

SCALE1:200, 1:15000

REVISION NO.B

DRAWING NO.A-S1-1-71



LEGAL

— WIDER SITE BOUNDARY

- ## CONTOURS

 1m CONTOUR MAJOR

- ## ECOLOGY

— STREAM

-
- WETLAND

- ## ECOLOGICAL COVENANT

-
- SIGNIFICANT ECOLOGICAL AREA

 PRIVATE LOT

- DECK

- 
- PAVER IN STONE CHIP

-

1:20 MAX

- 1:15 MAX

- _____

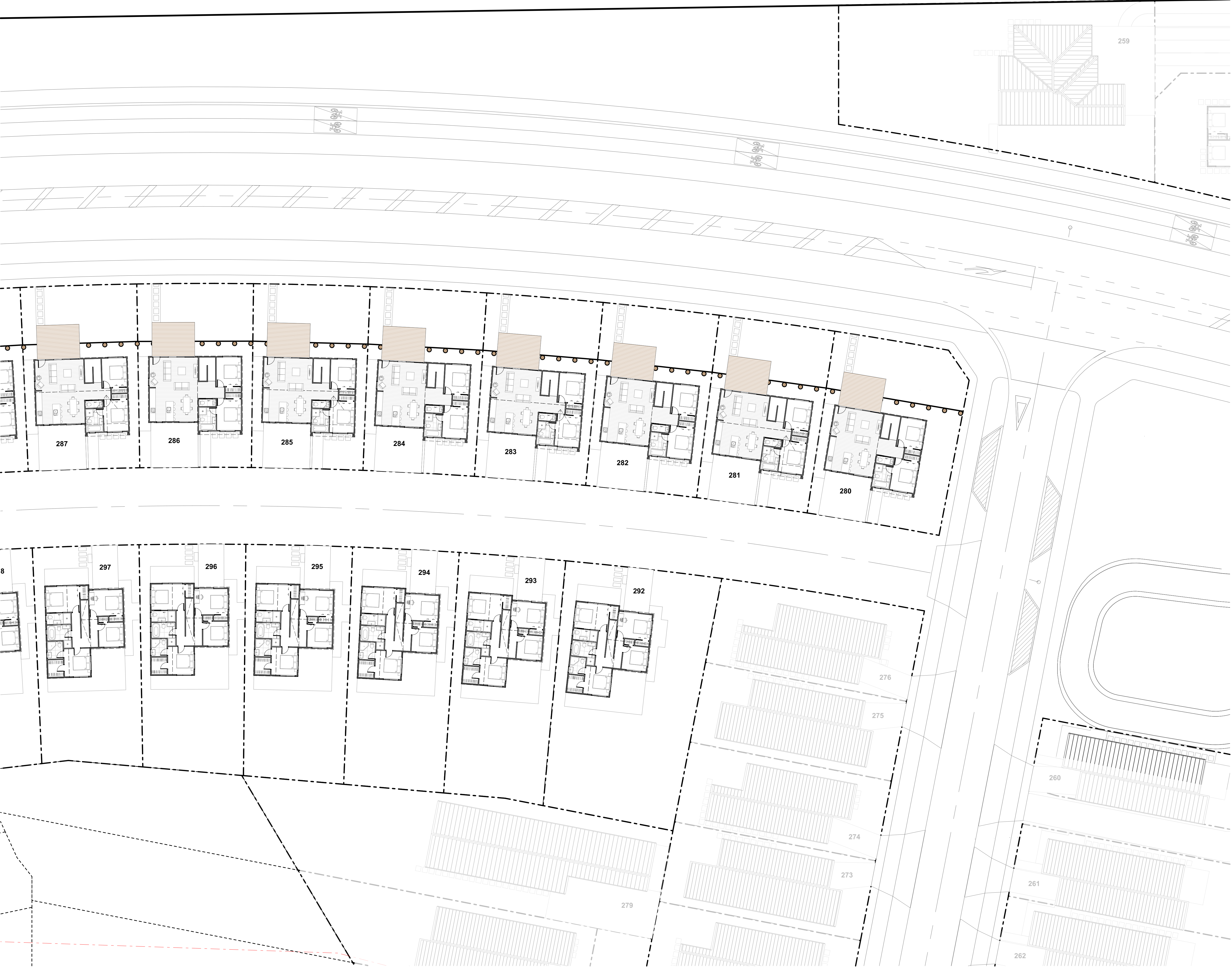
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CLIENT VINEWAY LIMITED

- PROJECT NAME DELMORE - STAGE 1

- SCALE 1:200, 1:15000

A-S1-1-72



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 1B-1 - FF

SCALE

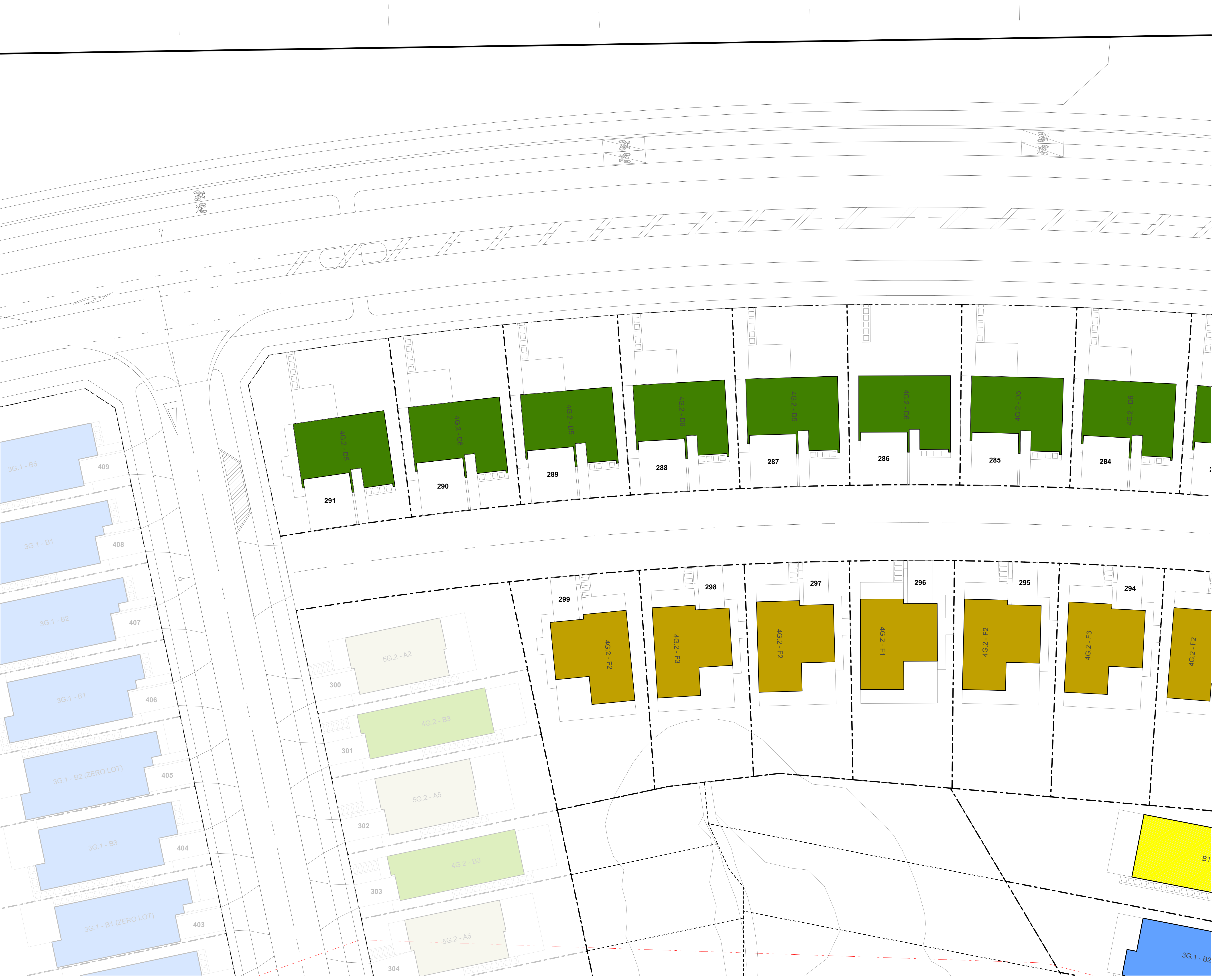
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REVISION NO.

B

DRAWING NO.

A-S1-1-73



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, THE TYPOLGY PLAN SHALL TAKE PRECEDENCE.

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE - STAGE 1

DRAWING TITLE

STAGE 1B-1 -
TYPOLOGY

SCALE

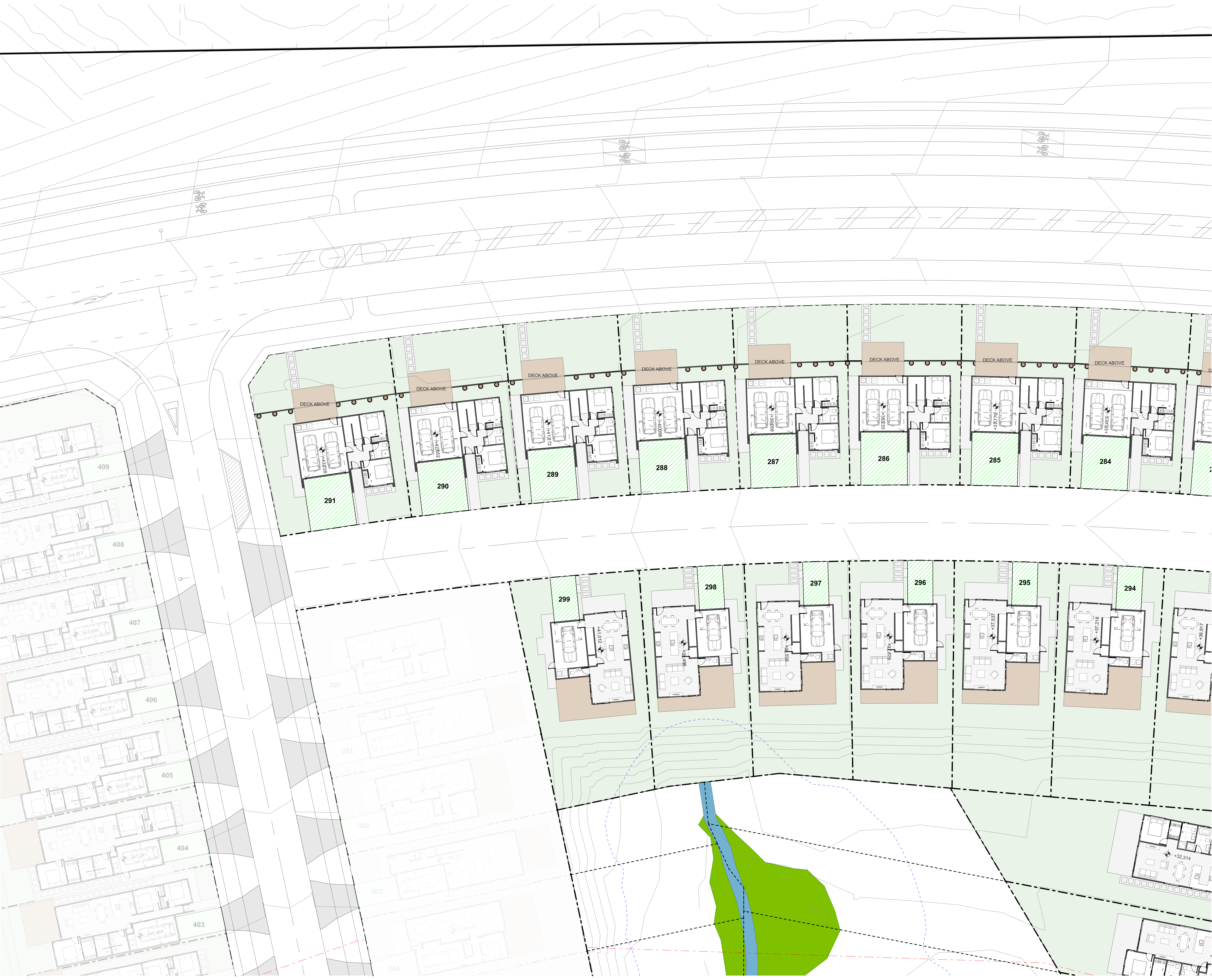
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REVISION NO.

B

DRAWING NO.

A-S1-1-74



TERRA STUDIO

PROJECT KEY

PUBLIC REALM

LEGAL

CONTOURS

ECOLOGY

WIDER SITE BOUNDARY

N.O.R 6 DESIGNATION

1m CONTOUR MAJOR

STREAM

WETLAND

STREAM/WETLAND 10m OFFSET

ECOLOGICAL COVENANT

SIGNIFICANT ECOLOGICAL AREA

PRIVATE REALM

PARKING PAD GRADIENTS

PRIVATE LOT

DECK

CONCRETE PATH/PATIO

PAVER IN STONE CHIP

1:20 MAX

1:15 MAX

1:10 MAX

1:8 MAX

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 1B-1 - GF

SCALE

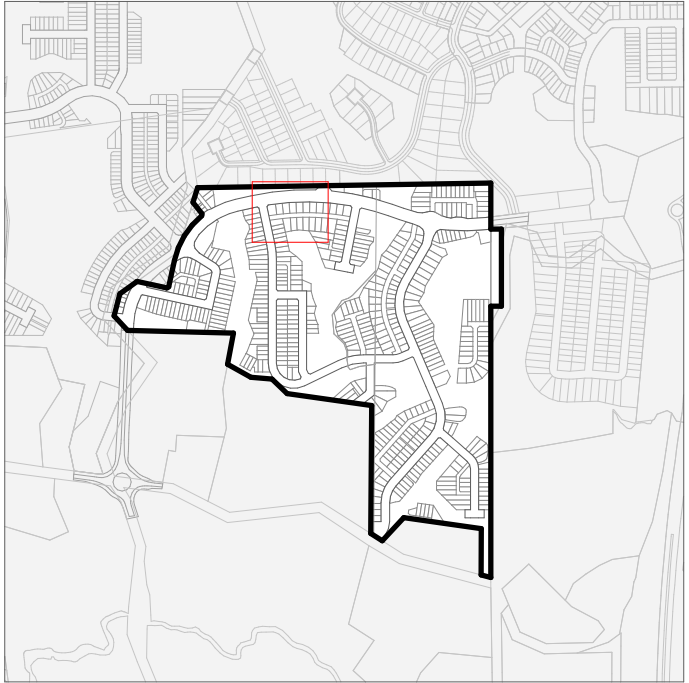
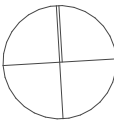
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REVISION NO.

B

DRAWING NO.

A-S1-1-75



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 1B-1 - FF

SCALE 1:200, 1:15000

REVISION NO. B

DRAWING NO. A-S1-1-76