

Delmore

VINEWAY LIMITED | TERRA STUDIO

SITE PLANS



DRAWING REGISTER

SITE 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

DRAWING INDEX - SITE PLANS		
LAYOUT ID	LAYOUT NAME	REV ID
A-S-1-01	SITE - LEGAL	B
A-S-1-02	SITE - EXISTING	B
A-S-1-03	SITE - PROPOSED	B
A-S-1-04	SITE PLAN - STAGES	B
A-S-1-05	SITE - STANDARD TYPOLOGY	B
A-S-1-06	SITE - STANDARD BESPOKE	B
A-S-1-07	SITE - COVERAGES	B
A-S-1-08	SITE PLAN - OFFSET PLANTING	B
A-S-1-09	SITE PLAN - RETAINING PLAN	B

Delmore

PROJECT SUMMARY OVERALL PROPOSAL

53A, 53B, 55 RUSSELL ROAD
88, 130, 132 UPPER OREWA ROAD

TOTAL LOTS1205 LOTS OVERALL (1217 IF THE S1 PARK IS NOT ACQUIRED)
ADDITIONALLY, THE PROPOSAL SEEKS APPROVAL FOR A 9,400m²
UNSERVICED SUPERLOT FOR FUTURE DEVELOPMENT IN STAGE 2

TYPOLOGIES22 STANDARD + 49 BESPOKE FLOOR PLAN DESIGNS

3G.1 - 3 BED, GARAGE, SINGLE LEVEL - ~~442~~
4G.1 - 4 BED, GARAGE, SINGLE LEVEL - ~~56~~
5G.1 - 5 BED, GARAGE, SINGLE LEVEL - ~~2~~
3.2 - 3 BED, TWO LEVELS - ~~97~~
3G.2 - 3 BED, GARAGE, TWO LEVELS - ~~5~~
4G.2 - 4 BED, GARAGE, TWO LEVELS - ~~300~~
5G.2 - 5 BED, GARAGE, TWO LEVELS - ~~303~~

SINGLE LEVEL / DOUBLE LEVEL HOMES500 SINGLE (41%) / 705 DOUBLE (59%) + SUPERLOT

ZERO LOT / STANDALONE BOUNDARY139 ZERO LOT (12%) / 1066 STANDALONE (88%)

TOTAL OVERALL SITE AREA (UPPER OREWA ROAD)109.2 HA

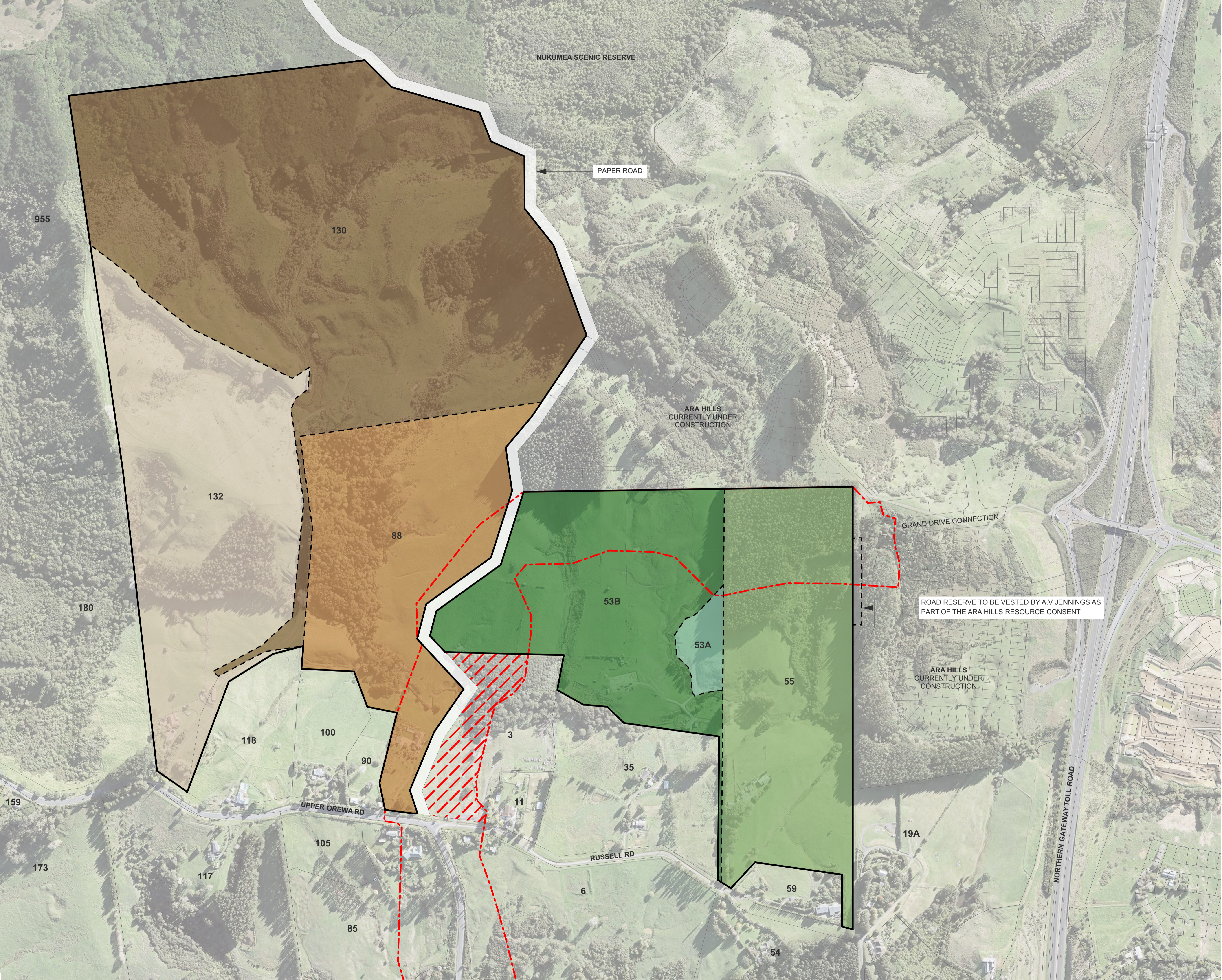
PRIVATE LOT AREA451,756m² + 9,400m² UNSERVICED SUPERLOT

BUILDING COVERAGE116,180m² - 25.7% OF THE 'PRIVATE LOT AREA'

IMPERMEABLE COVERAGE209,124m² APPROX - 46.3% OF THE 'PRIVATE LOT AREA'

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





TERRA STUDIO

PROJECT KEY

53A RUSSELL ROAD
LOT 1 DP 497022
1.0963 HA

53B RUSSELL ROAD
LOT 2 DP 497022
14.8825 HA

55 RUSSELL ROAD
LOT 1 DP 336616
14.7674 HA

SITE AREA30.7462 HA

88 UPPER OREWA ROAD
LOT 2 DP 418770
15.7286 HA

130 UPPER OREWA ROAD
LOT 2 DP 153477
42.2000 HA

132 UPPER OREWA ROAD
LOT 1 DP 153477
20.5220 HA

SITE AREA78.4506 HA

OVERALL SITE AREA109.1968 HA

KEY

WIDER SITE BOUNDARY

INTERNAL SITE BOUNDARY

NOR 6 DESIGNATION

NOR 6 DESIGNATION WITHIN
NEIGHBOURING 3 RUSSELL RD

PAPER ROAD - VESTED

CLIENTVINEWAY LIMITED

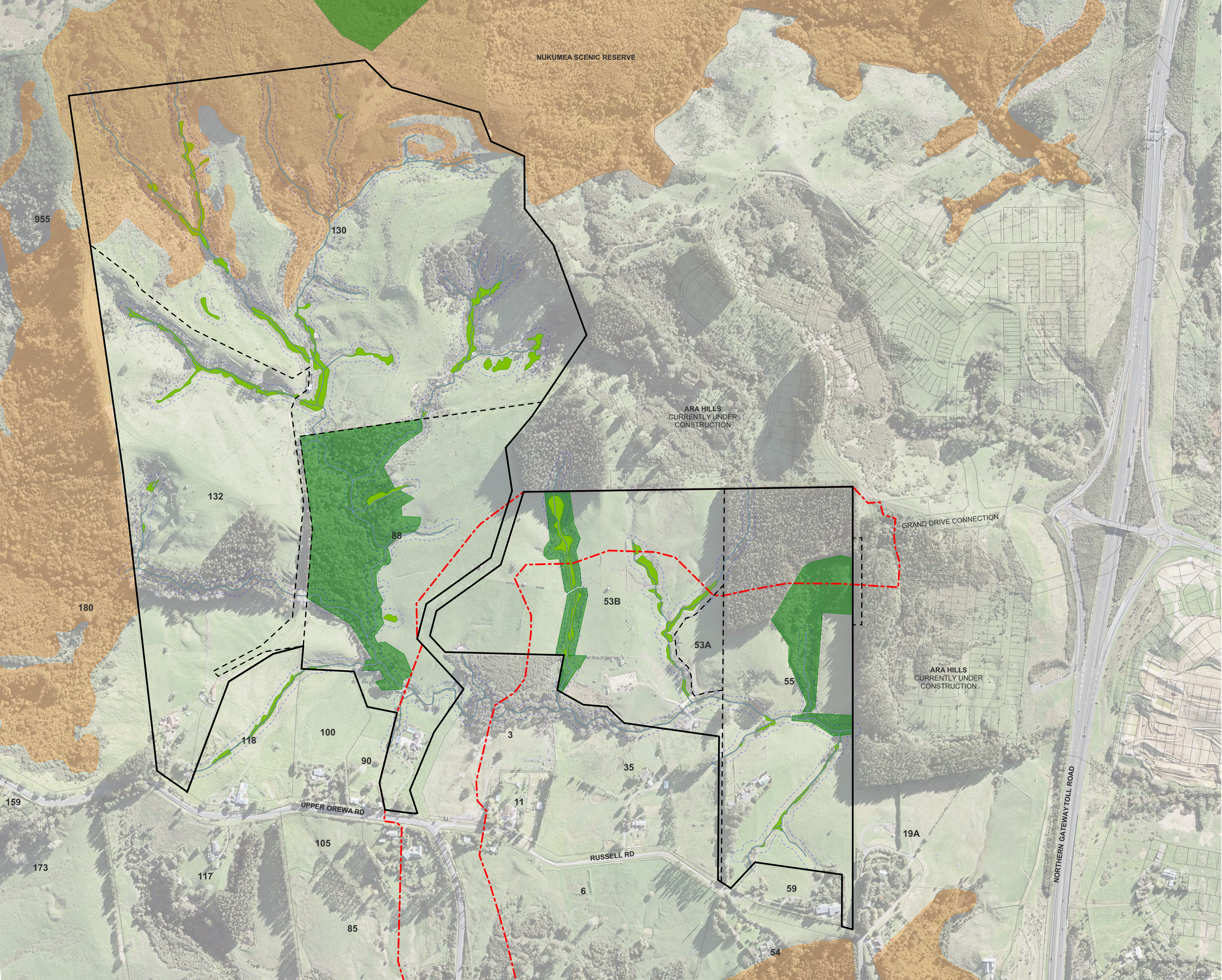
PROJECT NAMEDELMORE

DRAWING TITLESITE - LEGAL

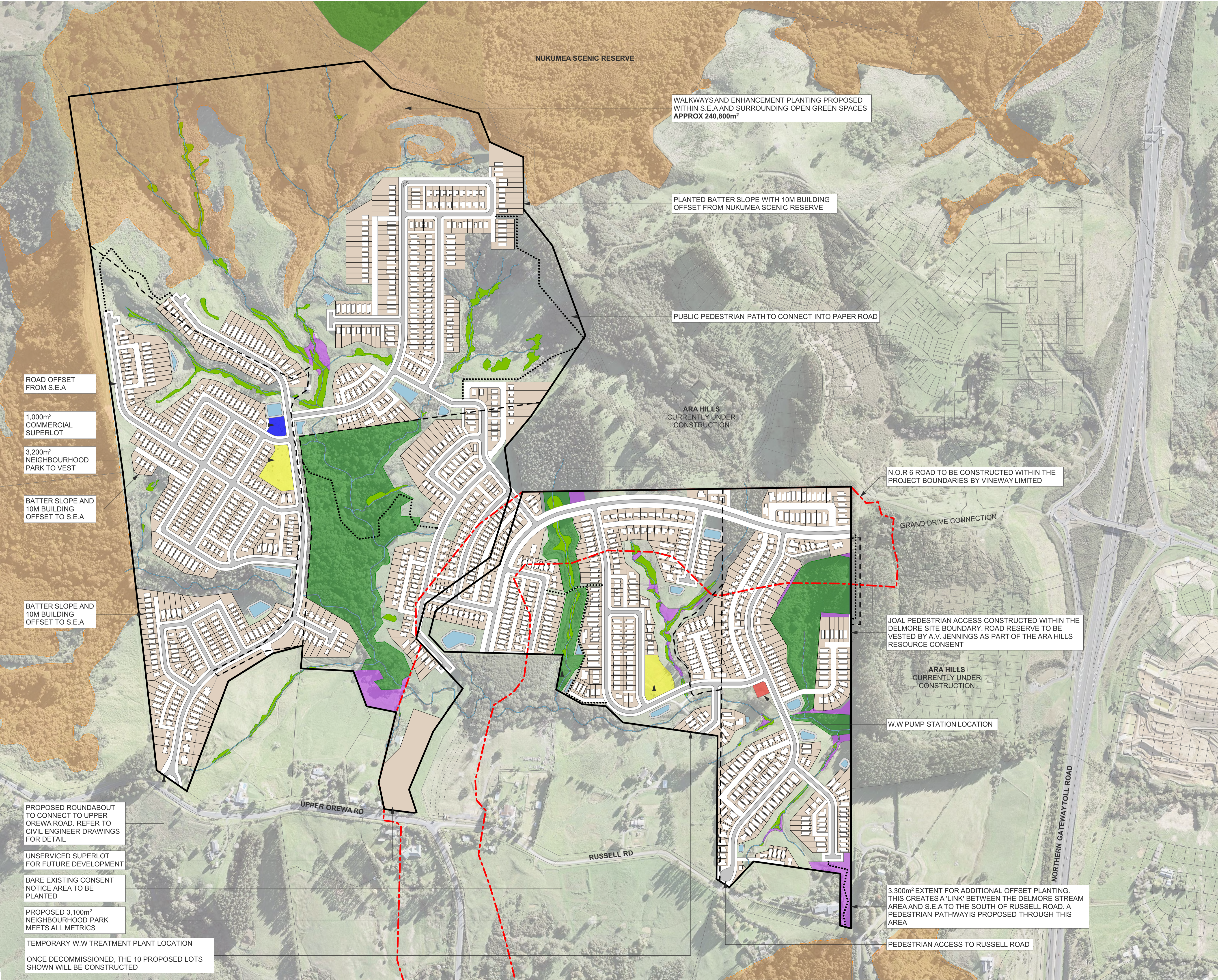
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REVISION NO.B

DRAWING NO.A-S-1-01



TERRA STUDIO	
PROJECT KEY	
LEGAL	
	WIDER SITE BOUNDARY
	INTERNAL SITE BOUNDARY
	N.O.R 6 DESIGNATION
ECOLOGY	
	STREAM
	WETLAND
	STREAM/WETLAND 10m OFFSET
	CONSENT NOTICE AREA
	SIGNIFICANT ECOLOGICAL AREA
CLIENT VINEWAY LIMITED	
PROJECT NAME DELMORE	
DRAWING TITLE SITE - EXISTING	
SCALE 1:3000	
REVISION NO. B	
DRAWING NO. A-S-1-02	



TERRA STUDIO

PROJECT KEY

PUBLIC REALM

LEGAL

WIDER SITE BOUNDARY

INTERNAL EX. SITE BOUNDARY

N.O.R 6 DESIGNATION

SITE

STREAM

WETLAND

CONSENT NOTICE AREA

SIGNIFICANT ECOLOGICAL AREA

DRAINAGE RESERVE TO VEST

PROPOSED PARK

OFFSET PLANTING

W.W PUMP STATION

PUBLIC PATH - DESIGN TBC

PRIVATE REALM

PRIVATE LOT

NOTE: ONLY THE 'NET' SITE IS DISPLAYED AT THIS SCALE. FOR 'GROSS' LOT BOUNDARIES WHICH EXTEND OVER THE RIPARIAN MARGIN, REFER EITHER TO THE CIVIL SCHEME PLAN OR THE 1:200 SCALE ARCHITECTURAL DRAWINGS

TOTAL LOTS

STAGE 1

471

(483 IF COUNCIL DOES NOT ACQUIRE THE PROPOSED PARK)

STAGE 2

734 + SUPERLOT

TOTAL

1205 + SUPERLOT

(1217 IF COUNCIL DOES NOT ACQUIRE THE PROPOSED PARK)

TYPOLOGY MATRIX

STANDARD FLOOR PLANS

22

BESPOKE FLOOR PLANS

49

SINGLE LEVEL

500 (41%)

TWO LEVEL

705 (59%)

3-BED TYPOLOGY

544 (44%)

4-BED TYPOLOGY

356 (30%)

5-BED TYPOLOGY

305 (26%)

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE

DRAWING TITLE

SITE - PROPOSED

SCALE

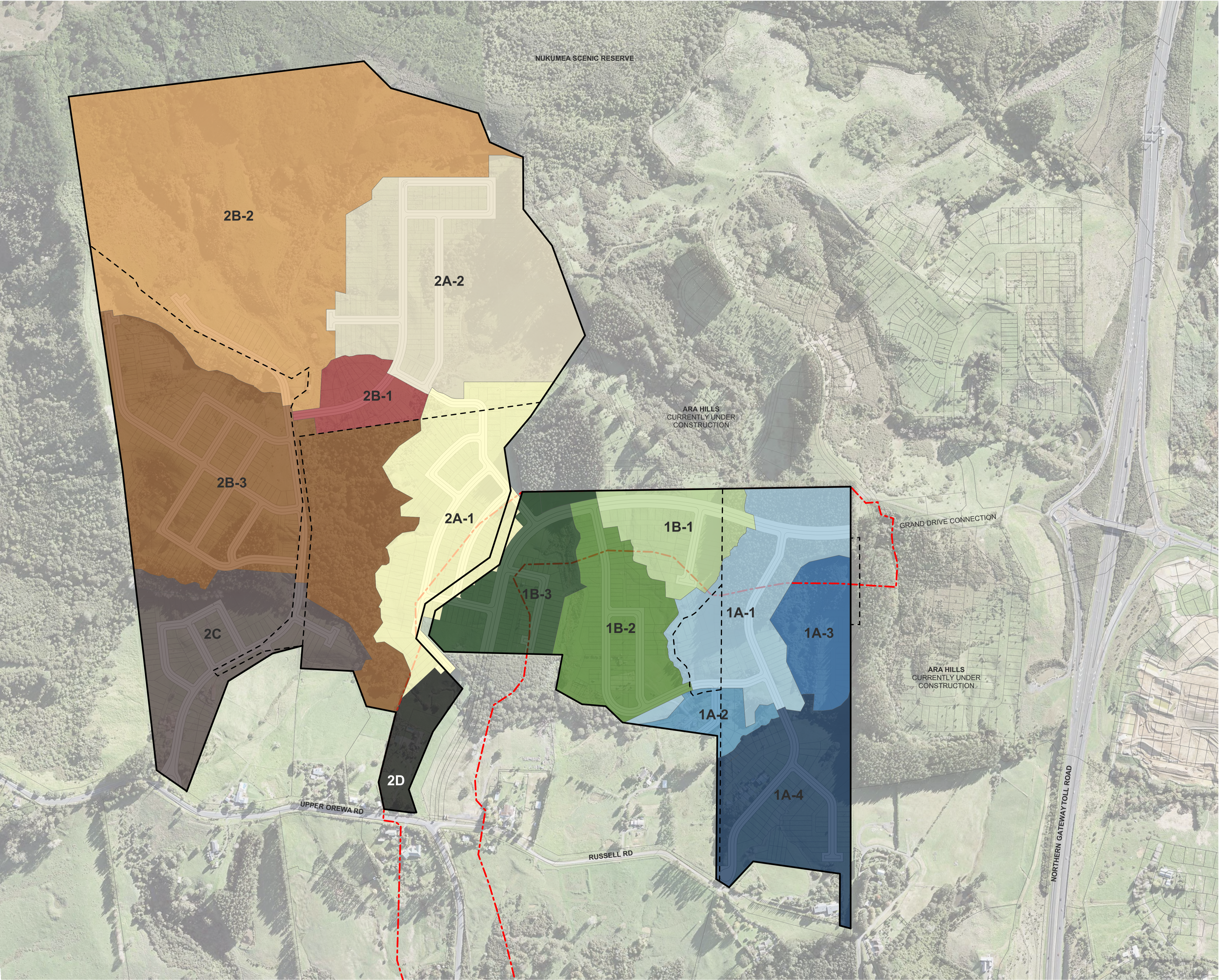
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REVISION NO.

B

DRAWING NO.

A-S-1-03



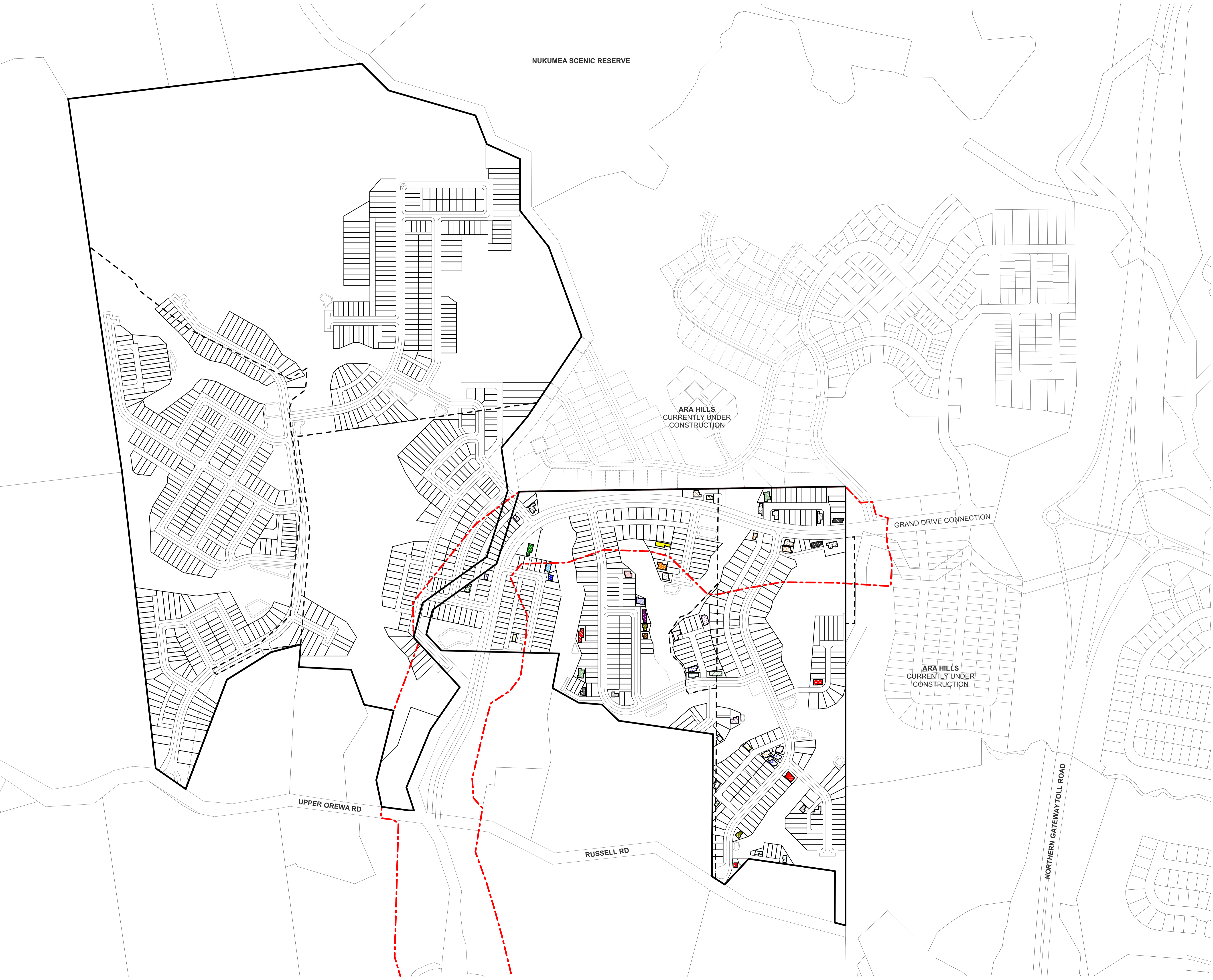
TERRA STUDIO	
PROJECT KEY	
STAGE 1 - 471 TOTAL LOTS (483 EXL PARK)	
1A-1	123 PRIVATE LOTS
1A-2	10 PRIVATE LOTS
1A-3	25 PRIVATE LOTS
1A-4	103 PRIVATE LOTS
1B-1	44 PRIVATE LOTS
1B-2	98 PRIVATE LOTS (110 IF PARK IS NOT ACQUIRED)
1B-3	68 PRIVATE LOTS
STAGE 2 - 734 TOTAL LOTS + 1 SUPERLOT	
2A-1	155 PRIVATE LOTS
2A-2	180 PRIVATE LOTS
2B-1	30 PRIVATE LOTS
2B-2	42 PRIVATE LOTS
2B-3	212 PRIVATE LOTS
2C	115 PRIVATE LOTS
2D	1 UNSERVICED SUPER LOT FOR FUTURE DEVELOPMENT
CLIENT	VINEWAY LIMITED
PROJECT NAME	DELMORE
DRAWING TITLE	SITE PLAN - STAGES
SCALE	1:3000
REVISION NO.	B
DRAWING NO.	A-S-1-04



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 - GARAGE - TWO LEVEL					
	3.2 - A	2	3	1	101m ²
4 BED - GARAGE - TWO LEVEL					
	4G.2 - A	2	4	1	143m ²
	4G.2 - B	2	4	1	171m ²
	4G.2 - C	2	4	1	157m ²
	4G.2 - D	2	4	2	170m ²
	4G.2 - E	2	4	1	131m ²
	4G.2 - F	2	4	1	165m ²
	4G.2 - G	2	4	1	165m ²
5 BED - GARAGE - TWO LEVEL					
	5G.2 - A	2	5	1	156m ²
BESPOKE DESIGN					
	REFER TO BESPOKE TYPOLOGY PLAN				
NOTE: IN THE CASE OF ANY DISCREPANCIES BETWEEN THIS KEY AND THE TYPOLOGY PLAN BOOK, THE TYPOLOGY PLAN BOOK SHALL TAKE PRECEDENCE.					
CLIENT	VINEWAY LIMITED				
PROJECT NAME	DELMORE				
DRAWING TITLE	SITE - STANDARD TYPOLOGY				
SCALE	1:3000				
REVISION NO.	B				
DRAWING NO.	A-S-1-05				



TERRA STUDIO

PROJECT KEY

	TYPE	LEVELS	BEDS	GARAGE	GFA
BESPOKE DESIGNS					
	B1	1	4	1	135.6m²
	B2	1	3	1	107.4m²
	B3	1	3	2	130.2m²
	B4	1	4	2	158.4m²
	B5	1	3	1	123.5m²
	B6	1	4	2	151.2m²
	B7	1	3	2	123.8m²
	B8	1	3	1	120.3m²
	B9	1	4	2	164.0m²
	B10	1	5	2	173.5m²
	B11	1	3	2	138.6m²
	B12	1	3	2	138.6m²
	B13	1	3	2	143.0m²
	B14	1	3	2	151.7m²
	B15	1	5.5	2	173.5m²
	B16	1	4	2	162.2m²
	B17	1	4	2	172.4m²
	B18	1	4	2	159.5m²
	B19	1	4	2	165.2m²
	B20	1	3	1	117.3m²
	B21	2	4	1	143.2m²
	B22	1	3	1	127.3m²
	B23	1	3	2	145.1m²
	B24	1	4	2	157.0m²
	B25	2	3	2	152.8m²
	B26	2	3	1	138.2m²
	B27	2	4	2	171.1m²
	B28	2	4	1	169.7m²
	B29	1	4	2	153.7m²
	B30	1	4	2	162.1m²
	B31	2	3	1	134.3m²
	B32	1	4	1	134.9m²
	B33	1	4	1	152.6m²
	B34	1	3	1	118.7m²
	B35	2	3	0	102.0m²
	B36	2	4	1	155.1m²
	B37	1	3	1	112.1m²
	B38	1	3	1	125.1m²
	B39	2	4.5	1	150.1m²
	B40	1	3	1	132.6m²
	B41	2	4	1	157.1m²
	B42	1	4	1	133.3m²
	B43	1	4	1	133.3m²
	B44	1	4	1	143.3m²
	B45	2	4	1	145.7m²
	B46	2	3	0	112.5m²
	B47	2	3	1	143.9m²
	B48	2	3	0	124.5m²
	B49	2	4	1	146.9m²

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

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE

DRAWING TITLE

SITE - STANDARD
BESPOKE

SCALE

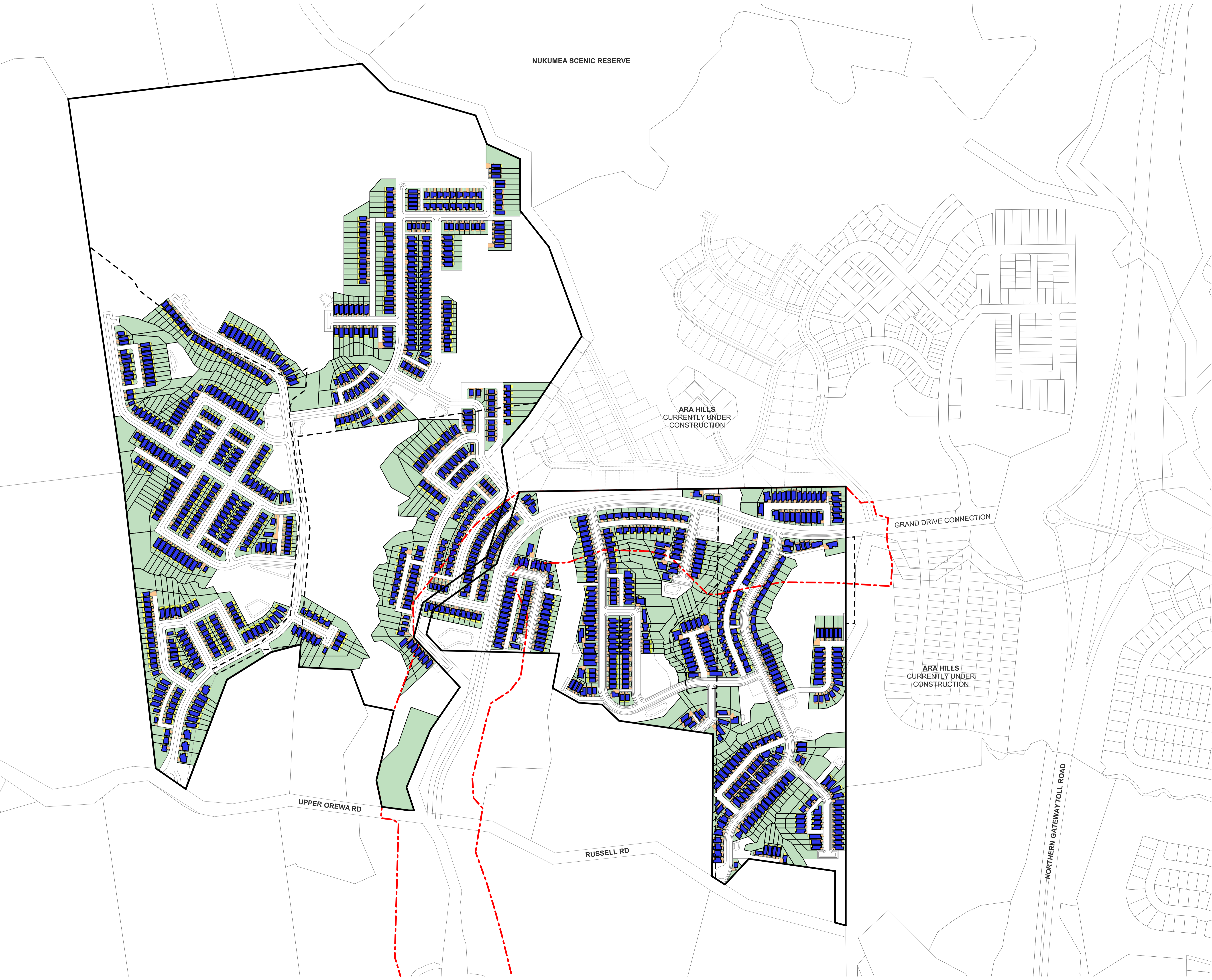
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REVISION NO.

B

DRAWING NO.

A-S-1-06



TERRA STUDIO

PROJECT KEY

NOTE:

REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LOT-SPECIFIC LANDSCAPE DESIGN

REFER TO ARCHITECTURE TYPOLOGY PLAN-BOOK FOR TYPOLOGY-SPECIFIC BUILDING COVERAGE AREAS

BUILDING COVERAGE

IMPERMEABLE COVERAGE

PERMEABLE HARDSCAPE

PRIVATE LOT AREA

BUILDING COVERAGE

STAGE 1	
LOT AREA	172,875m ²
BUILDING COVERAGE	51,050m ²
PERCENTAGE	29.5%

STAGE 2	
LOT AREA	278,881m ² + 9,400m ²
BUILDING COVERAGE	66,600m ²
PERCENTAGE	23.9%

SITE	
LOT AREA	451,756m ² + 9,400m ²
BUILDING COVERAGE	116,180m ²
PERCENTAGE	25.7%

IMPERMEABLE COVERAGE

NOTE: PRIVATE LOT IMPERMEABLE COVERAGE AREAS ARE CAPPED AT A MAXIMUM OF BUILDING COVERAGE + 80% FOR THAT SPECIFIC LOT.

EXAMPLE: 100m² BUILDING COVERAGE x 1.8 (80% OF BC) = 180m² IMPERMEABLE

STAGE 1	
IMPERMEABLE AREA (BC x 1.8)	89,240m ²
PERCENTAGE	51.6%

STAGE 2	
IMPERMEABLE AREA (BC x 1.8)	119,880m ²
PERCENTAGE	43.0%

SITE	
IMPERMEABLE AREA (BC x 1.8)	= 209,124m ²
PERCENTAGE	46.3%

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE

DRAWING TITLE

SITE - COVERAGES

SCALE

1:3000

REVISION NO.

B

DRAWING NO.

A-S-1-07



TERRA STUDIO

PROJECT KEY

EXISTING ECOLOGICAL FEATURES

EX. WETLAND

EX. CONSENT NOTICE AREA

STREAM / WETLAND 10m OFFSET

PROPOSED OFFSET PLANTING

NEW WETLAND TO BE CREATED

NEW CONSENT NOTICE AREA

EXISTING UNPLANTED CONSENT NOTICE AREA TO BE PLANTED.
APPROXIMATE AREA 1,550m²

ADDITIONAL AREA FOR OFFSET PLANTING SPANNING FROM THE INTERNAL STREAM TOWARDS THE SOUTHERN S.E.A.
APPROXIMATE AREA 3,300m²

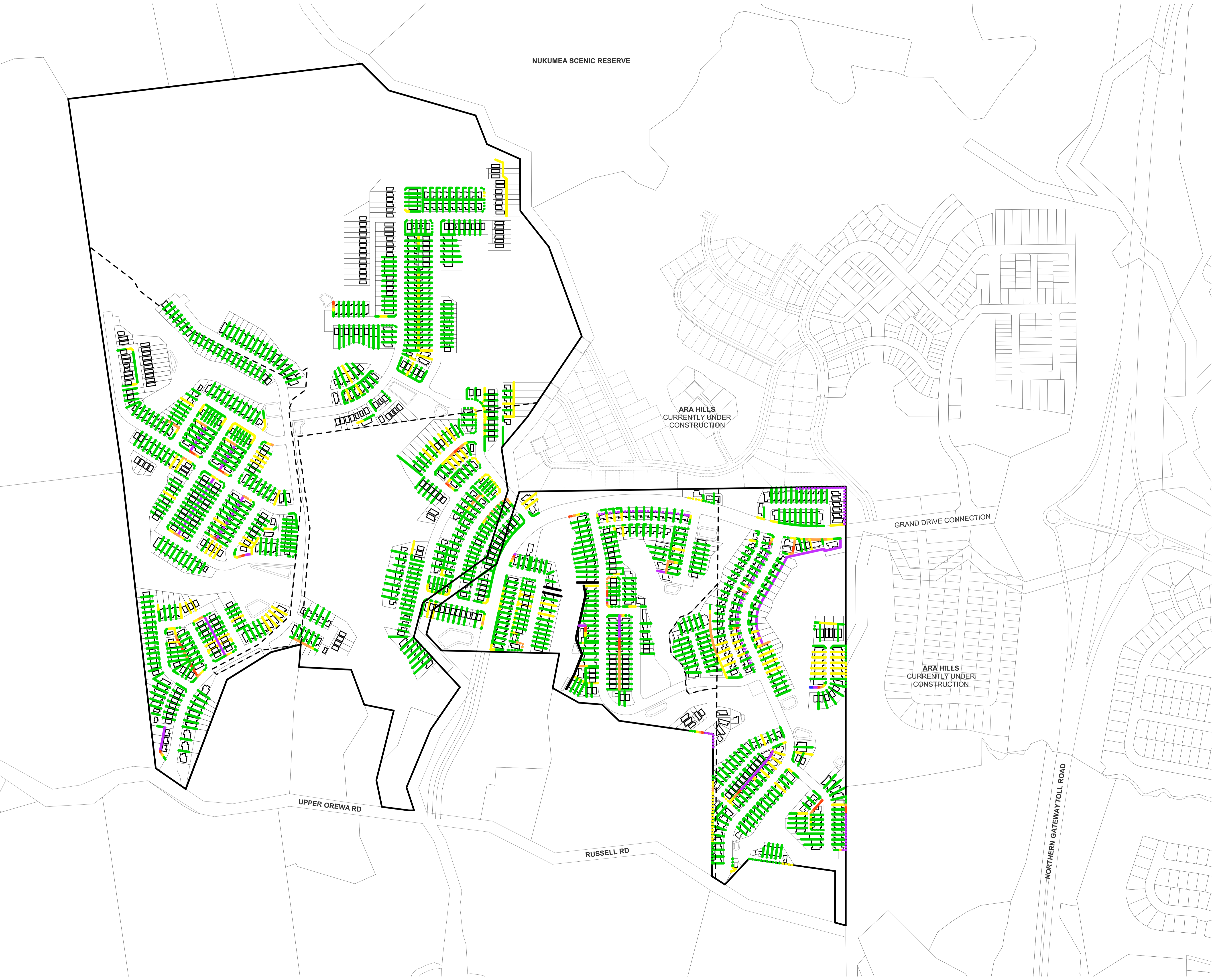
STAGE 1 OFFSET CALCULATIONS

WETLAND REMOVAL (INCLUDING N.O.R. 6 ROAD CONSTRUCTION)	748m ²
EARTHWORKS WITHIN EXISTING CONSENT NOTICE AREAS	2,345m ²
NEW WETLANDS TO BE CREATED	2,400m ²
NEW CONSENT NOTICE AREAS TO BE PLANTED	2,471m ²
ADDITIONAL OFFSET PLANTING TO S.E.A	1,550m ² APPROX
EXISITING CONSENT NOTICE AREA ENHANCEMENT	3,300m ² APPROX

STAGE 2 OFFSET CALCULATIONS

WETLAND REMOVAL	338m ²
EARTHWORKS WITHIN EXISTING CONSENT NOTICE AREAS	683m ²
NEW WETLANDS TO BE CREATED	1,331m ²
NEW CONSENT NOTICE AREAS TO BE PLANTED	3,877m ²

CLIENT	VINEWAY LIMITED
PROJECT NAME	DELMORE
DRAWING TITLE	SITE PLAN - OFFSET PLANTING
SCALE	1:3000
REVISION NO.	B
DRAWING NO.	A-S-1-08



TERRA STUDIO

PROJECT KEY

INDICATIVE RETAINED HEIGHT

0m - 1m

1m - 1.5m

1.5m - 2m

2m - 2.5m

2.5m - 3m

3m - 3.5m

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

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

0m - 1m

1m - 1.5m

1.5m - 2m

2m - 2.5m

2.5m - 3m

3m - 3.5m

NOTE

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

CLIENT	VINEWAY LIMITED
PROJECT NAME	DELMORE
DRAWING TITLE	SITE PLAN - RETAINING PLAN
SCALE	1:3000
REVISION NO.	B
DRAWING NO.	A-S-1-09