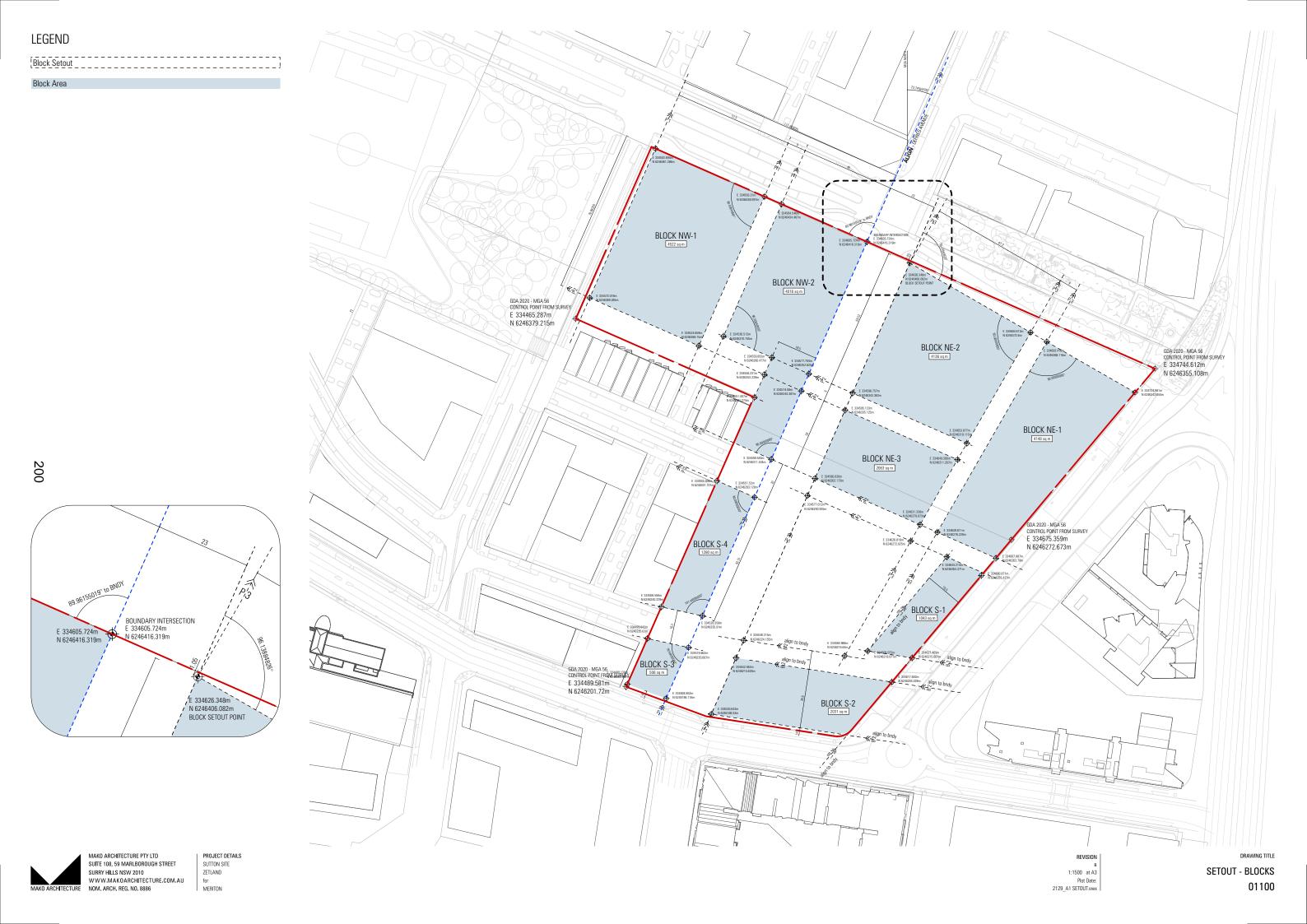
Attachment A3

Concept Scheme



Easements with Through-Block Links



LEGEND

Dedication - Stratum

SUB TOTALS

13,528 sqm **Public Dedication** 3,753 sqm **Stratum Dedication**

TOTAL 17,281 sqm

SETOUT - DEDICATIONS

01300

C - 05.0m

J1 - 30.0m

JT - 30.0m

E - 06.0m G - 07.0m U2 - 32.0m

X - 45.0m

I - 08.0m

8.0m W - 40.0m

1 - 09 0m

K - 10.0m

. . . .

L - 11.0m Z - 55

M - 12.0m

N - 14.0m

0 - 15.0m

P - 18.0m

Q - 20.0m

R - 21.0m

S - 23.0m

T2 - 27.0m

203



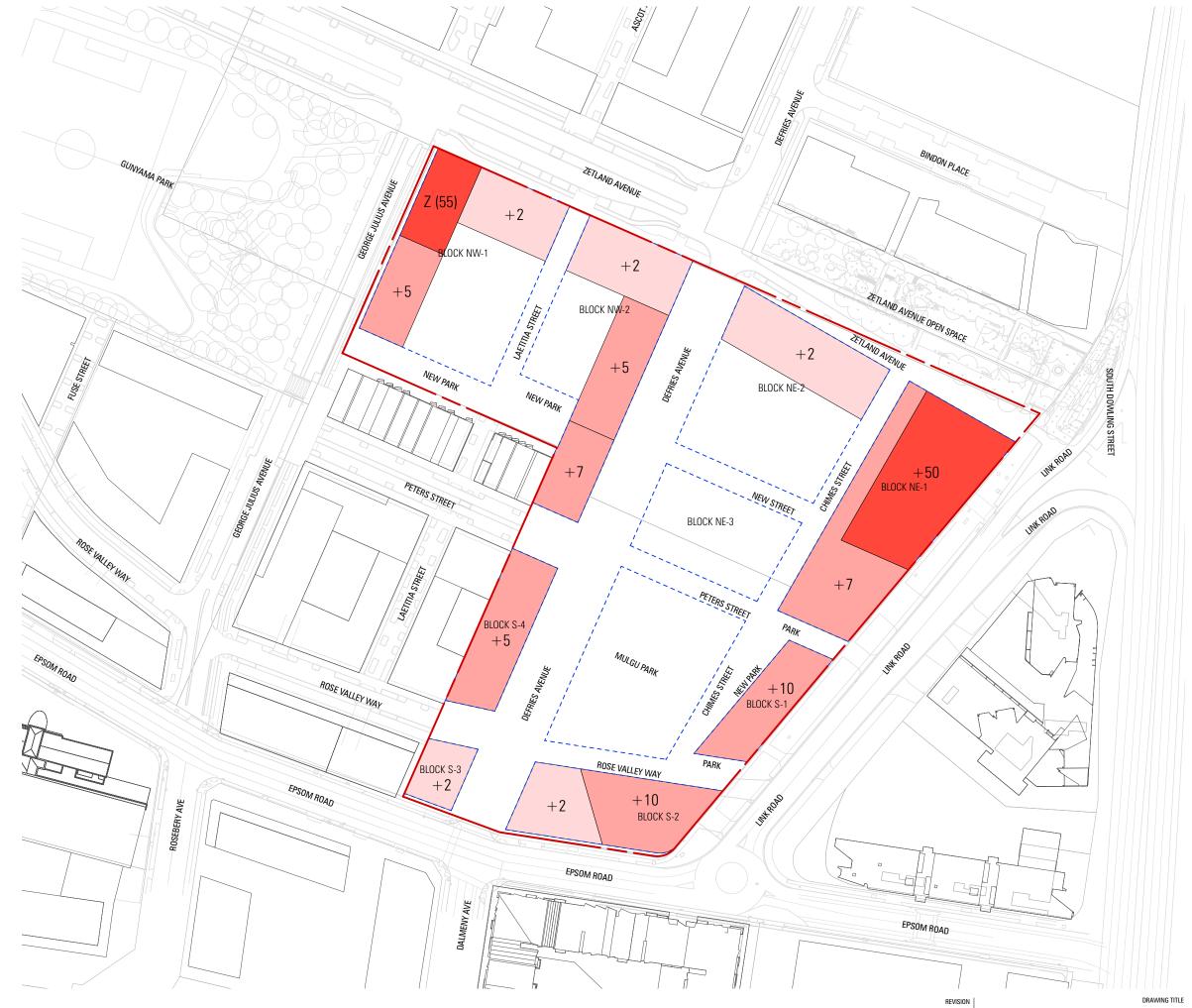


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PROJECT DETAILS
SUTTON SITE
ZETLAND
for
MERITON

REVISION
A
1:1500 at A3
Plot Date:
2129_A1 SETOUT.vwx

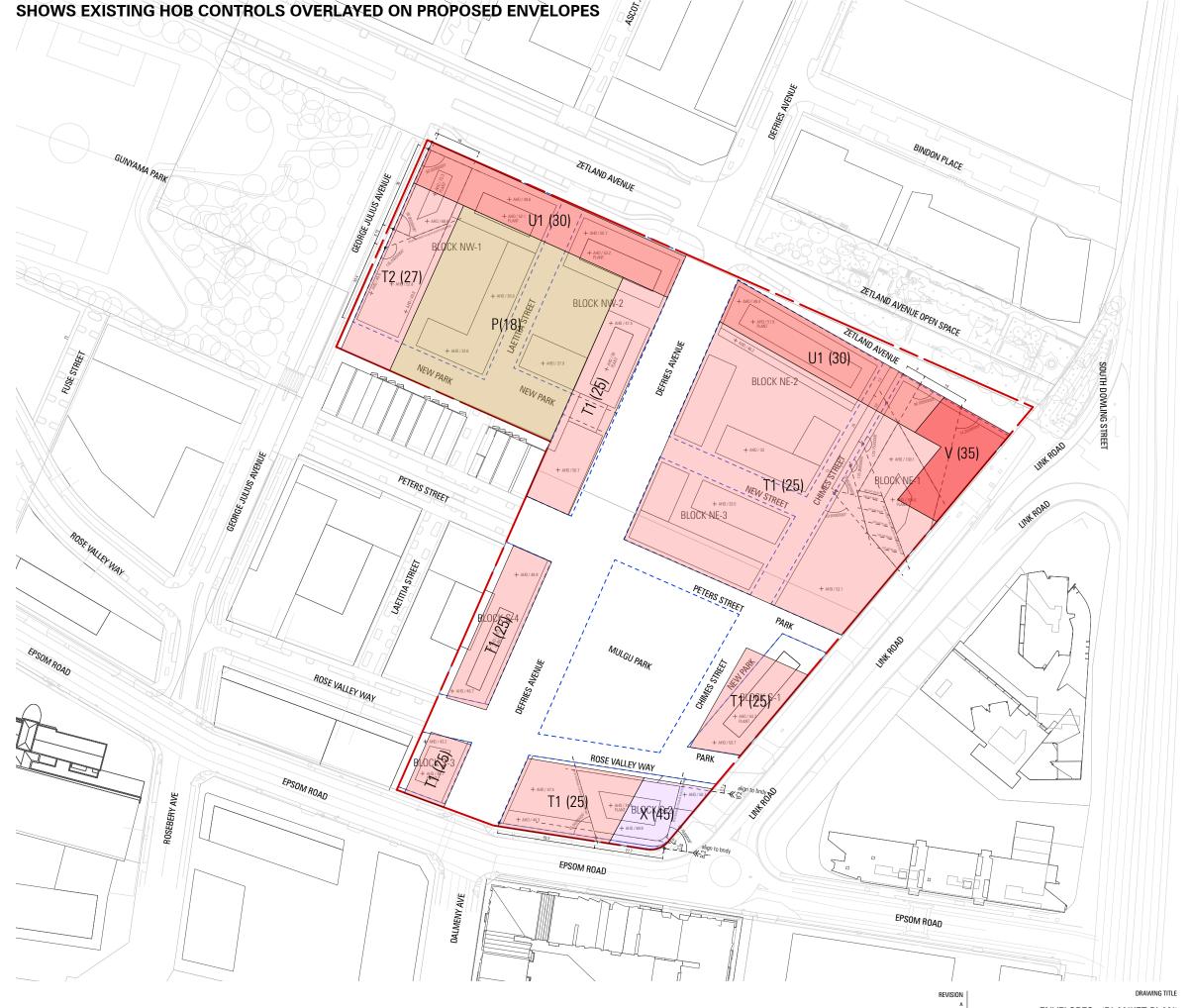
LEP - HOB 02100





1:1500 at A3

Plot Date: 2129_A1 SETOUT.vwx





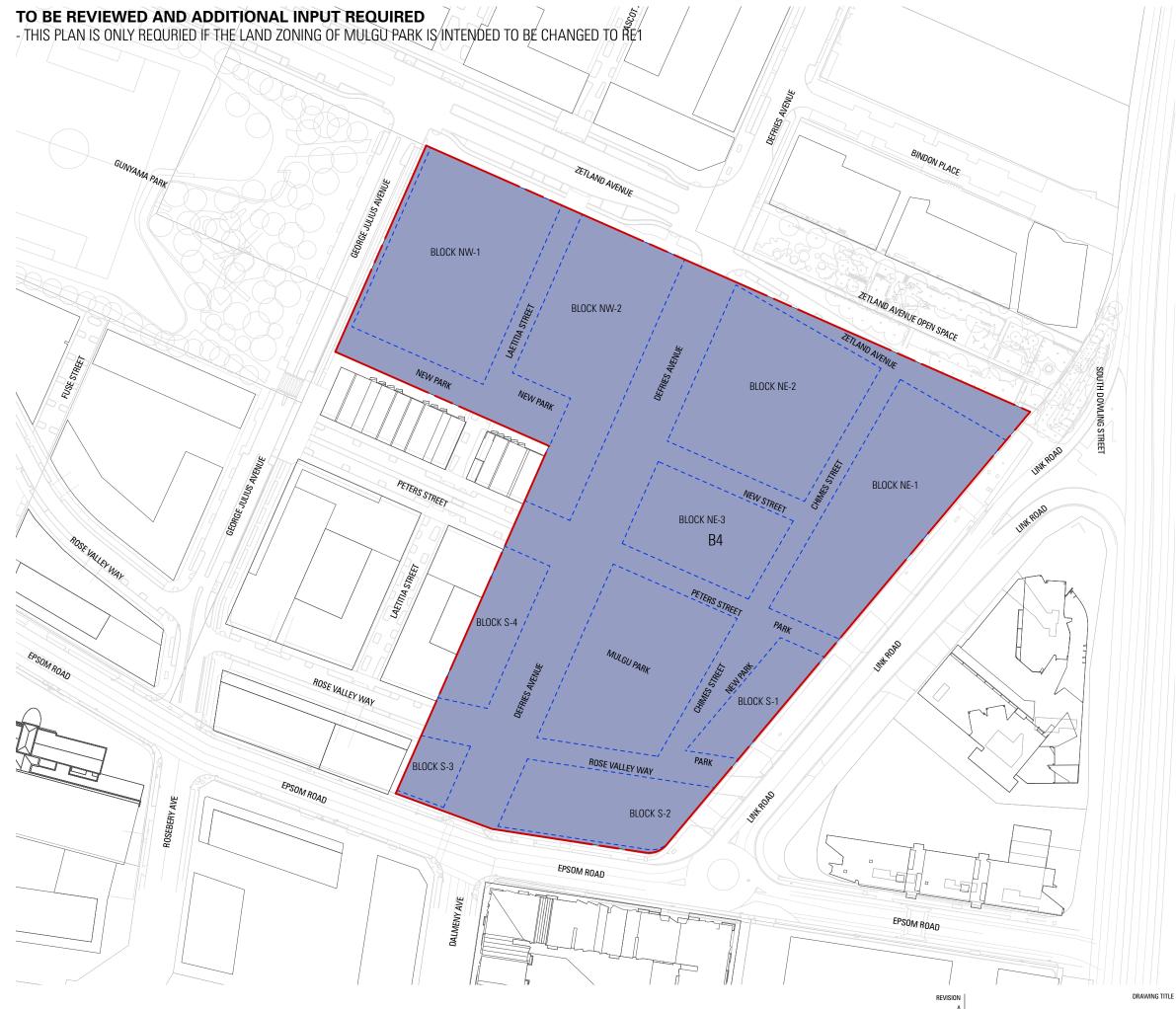
PROJECT DETAILS
SUTTON SITE
ZETLAND
for
MERITON

1:1500 at A3
Plot Date:
2129_A1 SETOUT.vwx

ENVELOPES - 'BLANKET PLAN' 02102

BINDON PLACE ZETLAND AVENUE BLOCK NW-1 ZETLAND AVENUE OPEN SPACE BLOCK NW-2 DEFRIES AVENUE NEW PARK SOUTH DOWLING STREET BLOCK NE-2 NEW PARK PETERS STREET NEW STREET BLOCK NE-1 LINK ROAD BLOCK NE-3 PETERS STREET BLOCK S-4 EPSOM ROAD ROSE VALLEY WAY ROSE VALLEY WAY PARK BLOCK S-3 EPSOM ROAD BLOCK S-2 EPSOM ROAD DALMENY AVE EPSOM ROAD DRAWING TITLE REVISION







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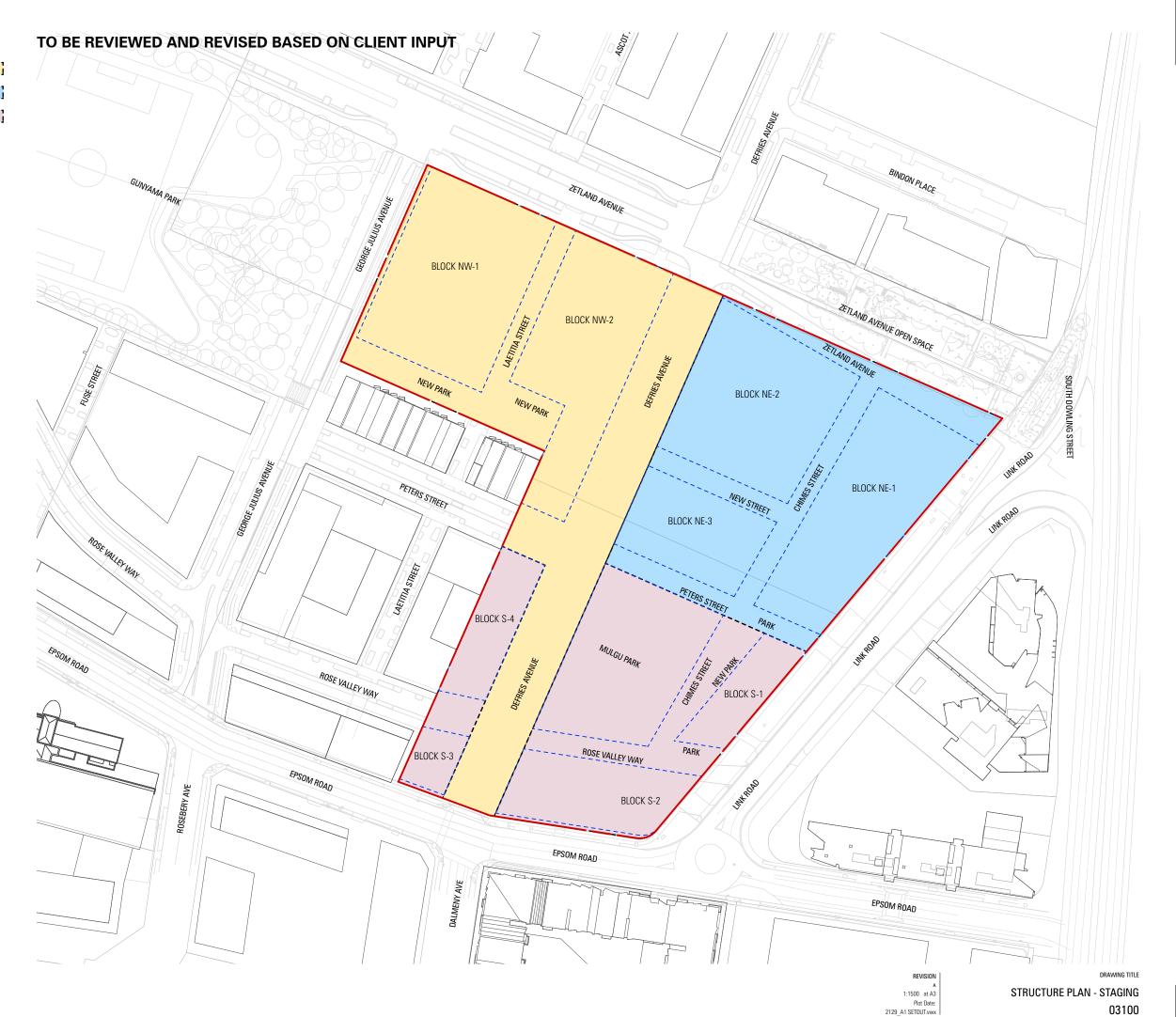
A

1:1500 at A3

Plot Date:

2129_A1 SETOUT.vwx

LEP - LZN 02300





PARK THRESHOLD

SHARED LANEWAY

THROUGH SITE LINKS

BINDON PLACE ZETLAND AVENUE GEORGE JULIUS AVENUE BLOCK NW-1 ZETLAND AVENUE OPEN SPACE BLOCK NW-2 DEFRIES AVENUE SOUTH DOWLING STREET BLOCK NE-2 PETERS STREET BLOCK NE-1 LINK ROAD BLOCK NE-3 BLOCK S-4 EPSOM ROAD ROSE VALLEY WAY **B**LOCK S-1 BLOCK S-3 , EPSOM ROAD BLOCK S-2 EPSOM ROAD DALMENY AVE EPSOM ROAD REVISION STRUCTURE PLAN - OPENSPACE

03200

| STAGE | SITE AREA | DEEP SOIL AREA | PERCENTAGE |
|---------|------------|----------------|------------|
| Stage 1 | 16,706 sqm | 1,018 sqm | 6% sqm |
| Stage 2 | 13,680 sqm | 527 sqm | 4% sqm |
| Stage 3 | 10,463 sgm | 3,541 sgm | 34% sqm |

TOTAL 40,849 sqm 5,087 sqm





210

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PROJECT DETAILS SUTTON SITE ZETLAND

1:1500 at A3 Plot Date: 2129_A1 SETOUT.vwx

STRUCTURE PLAN - DEEP SOIL 03201 Setback - 02.0m

Setback - 03.0m

Setback - 04.0m





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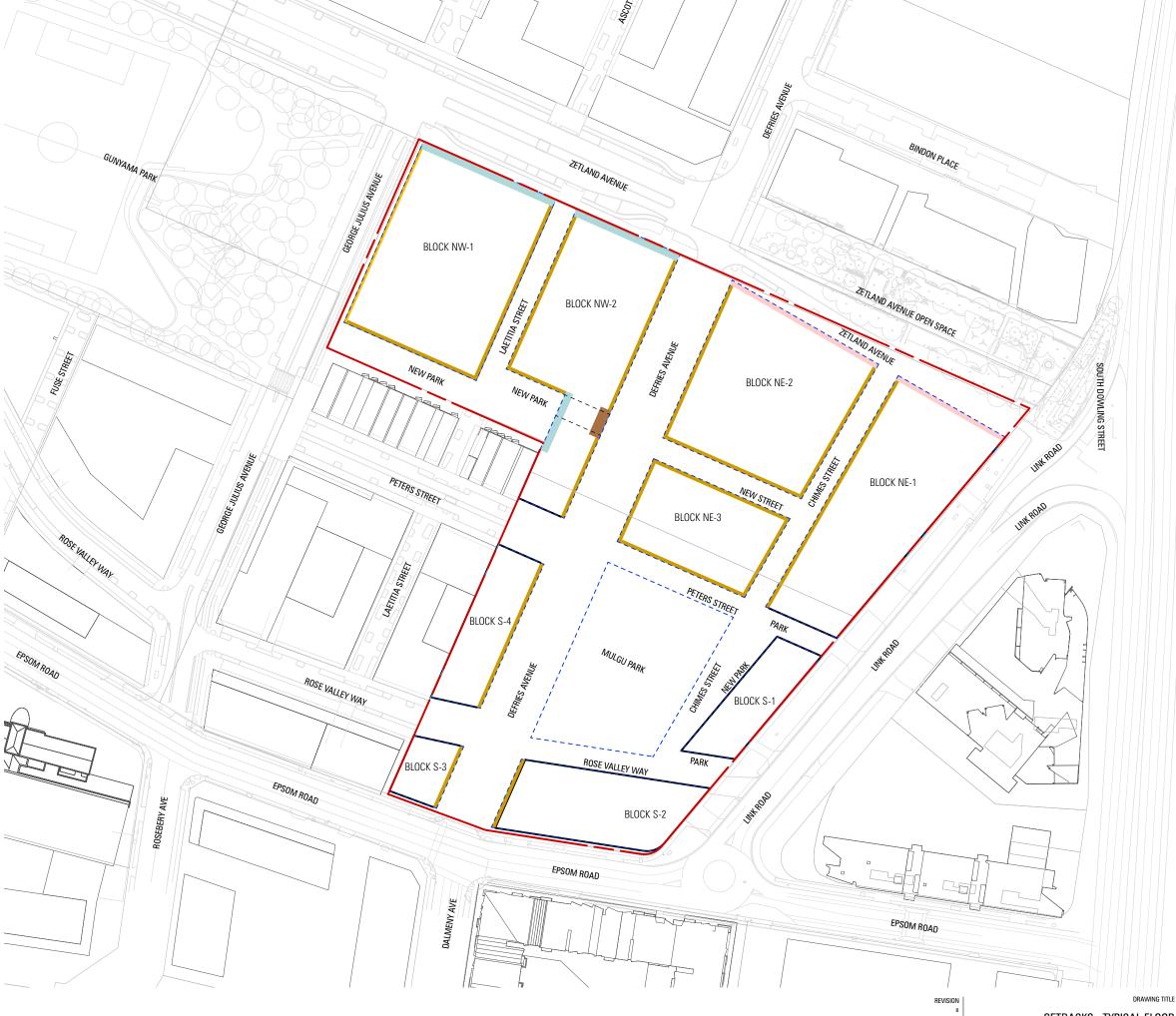
PROJECT DETAILS SUTTON SITE ZETLAND for MERITON

SETBACKS - GND FLOOR Plot Date: 2129_A1 SETOUT.vwx 04100

Setback - 03.0m

Setback - 04.0m

212





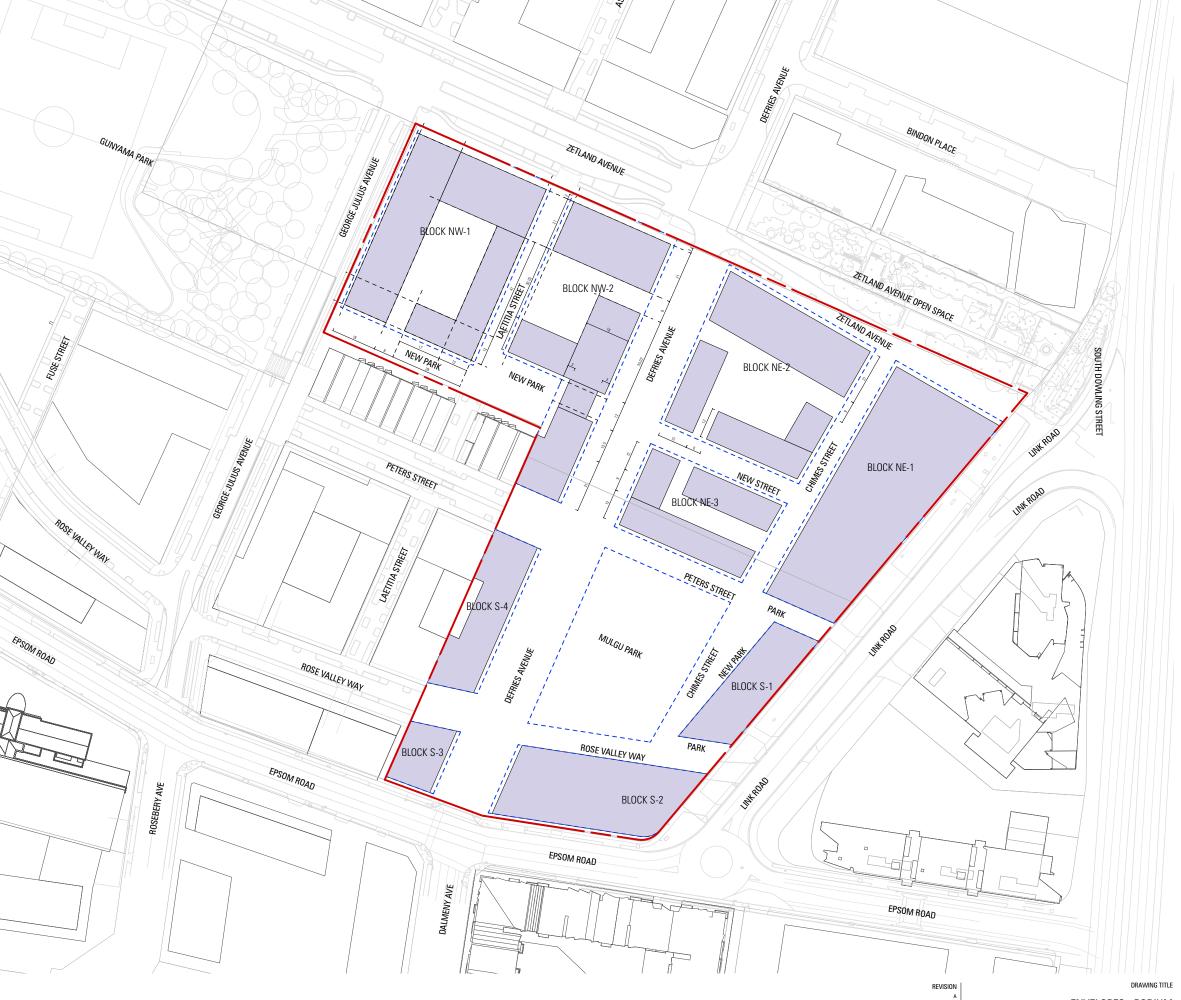
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PROJECT DETAILS SUTTON SITE ZETLAND for MERITON

SETBACKS - TYPICAL FLOOR 1:1500 at A3 Plot Date: 2129_A1 SETOUT.vwx 04200 **LEGEND**

Block Setout

Buildable Area





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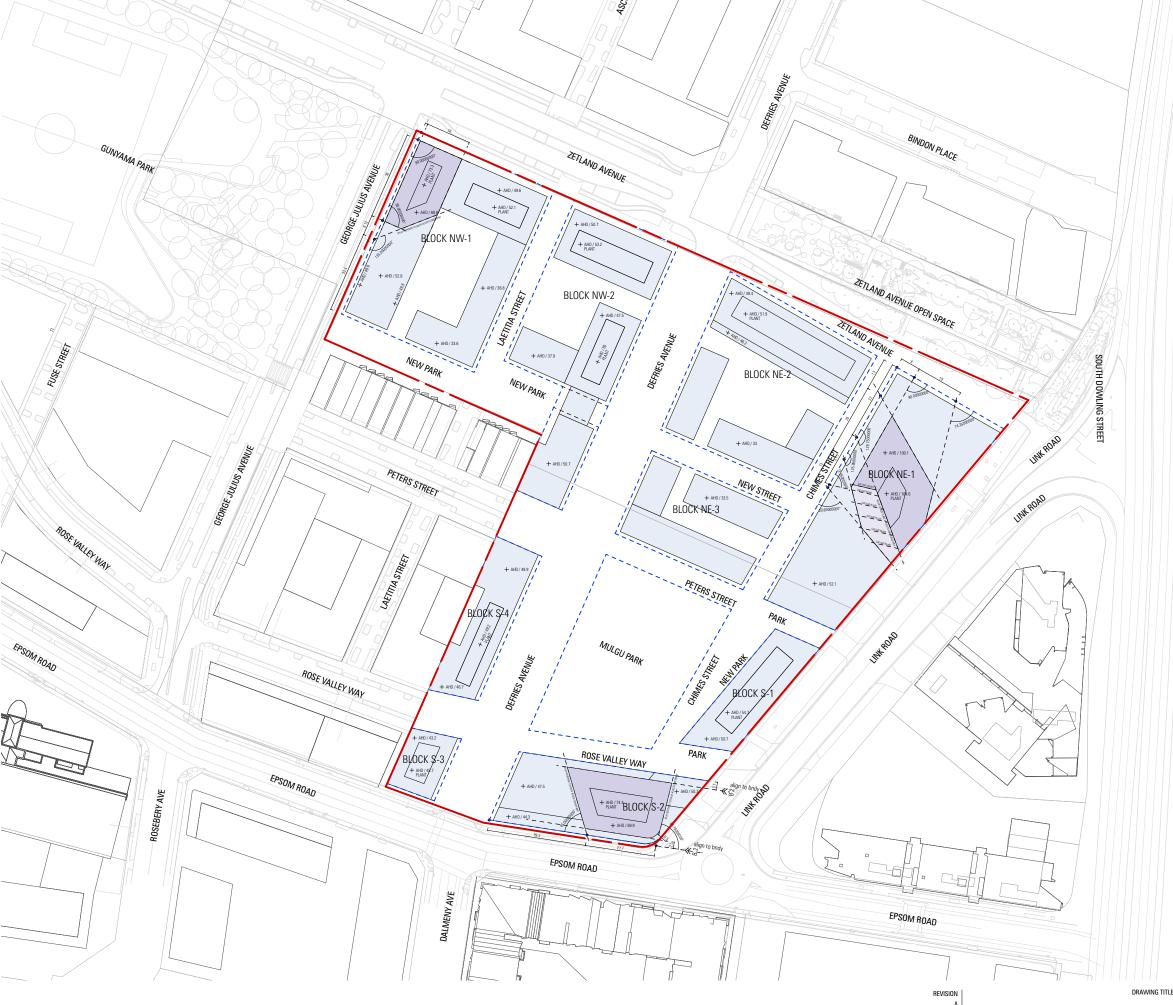
PROJECT DETAILS SUTTON SITE ZETLAND for MERITON

1:1500 at A3 Plot Date: 2129_A1 SETOUT.vwx

ENVELOPES - PODIUM 04300 LEGEND

Block Setout

Buildable Area





USE - Residential

215

BINDON PLACE GUNYAMA PARK ZETLAND AVENUE BLOCK NW-1 ZETLAND AVENUE OPEN SPACE BLOCK NW-2 NEW PARK SOUTH DOWLING STREET BLOCK NE-2 NEW PARK PETERS STREET BLOCK NE-1 NEW STREET LINK ROAD BLOCK-NE-3 PETERS STREET BLOCK S-4/ EPSOM ROAD ROSE VALLEY WAY BLOCK S-1 ROSE VALLEY WAY PARK BLOCK S-3/ EPSOM ROAD BLOCK S-2 EPSOM ROAD DALMENY AVE EPSOM ROAD DRAWING TITLE REVISION



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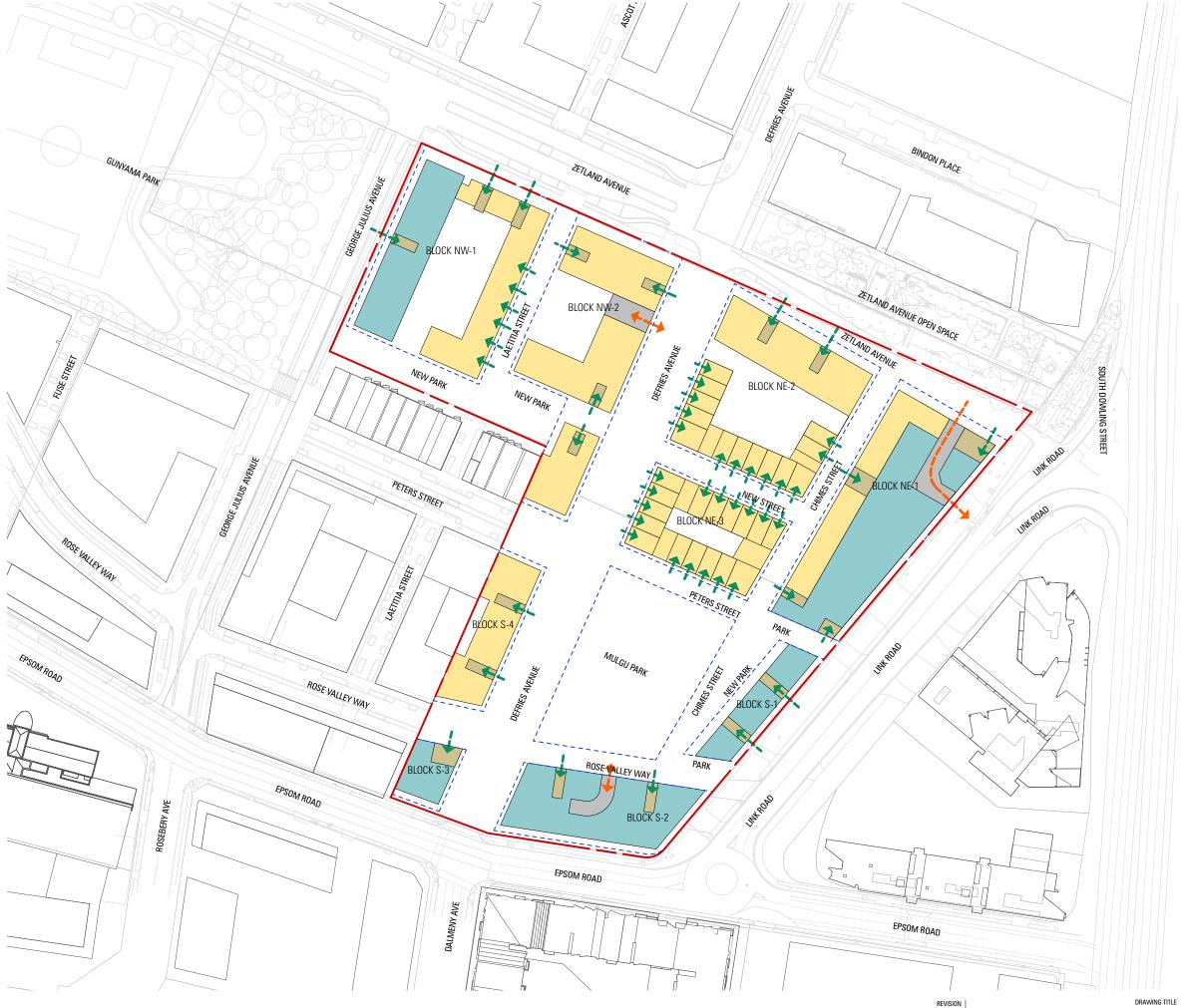
PROJECT DETAILS SUTTON SITE ZETLAND for MERITON

1:1500 at A3 Plot Date: 2129_A1 SETOUT.vwx

GROUND FLOOR USES 04400 USE - Servicing + Parking Access

USE - Indicative Residential Lobby Location

Vehicle Access

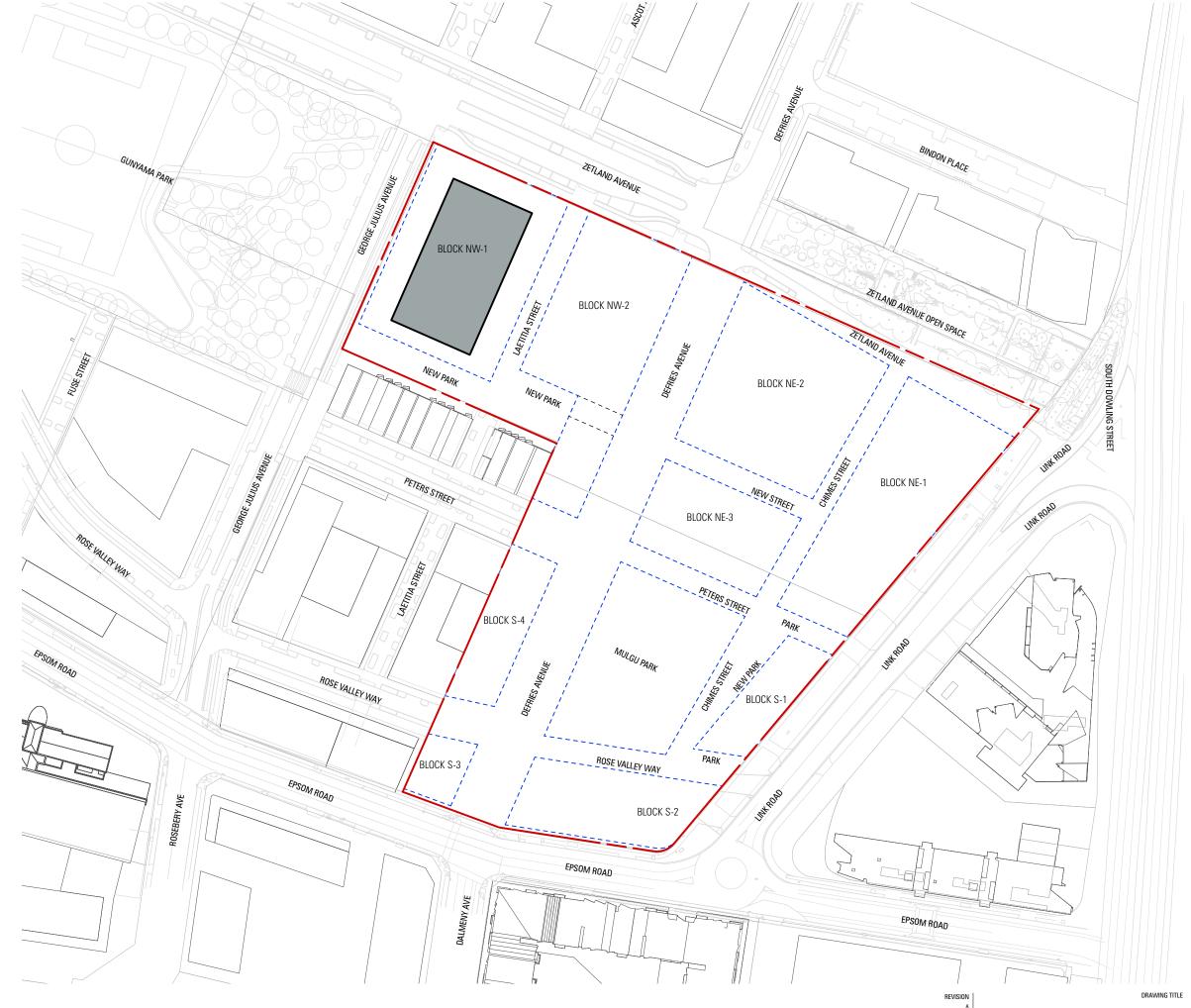




Area of Basement Beneath Public Domain on Lower Levels of Basement

BINDON PLACE GUNYAMA PARK ZETLAND AVENUE BLOCK NW-1 ZETLAND AVENUE OPEN SPACE BLOCK NW-2 NEW PARK SOUTH DOWLING STREET LOCK NE-2 LINK ROAD PETERS STREET BLOCK NE-1 NEW STREET LINK ROAD BLOCK NE-3 PETERS STREET BLOCK S-4 EPSOM ROAD MUL_{GU} PARKROSE VALLEY WAY BLOCK S-1 ROSE VALLEY WAY PARK BLOCK S-3 EPSOM ROAD link ROAD BLOCK S-2 EPSOM ROAD DALMENY AVE EPSOM ROAD REVISION DRAWING TITLE







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1:1500 at A3 Plot Date: 2129_A1 SETOUT.vwx

PARKING - ABOVE GND 04610 02 - Storeys

03 - Storeys

04 - Storeys

05 - Storeys

06 - Storevs

07 - Storeys

10 - Storeys

12 - Storeys

14 - Storeys

15 - Storeys

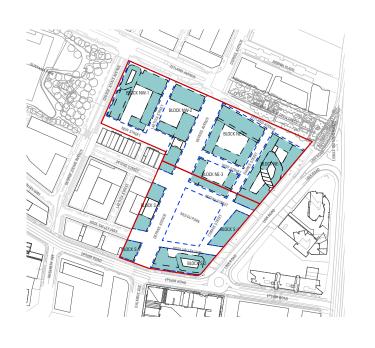
23 - Store

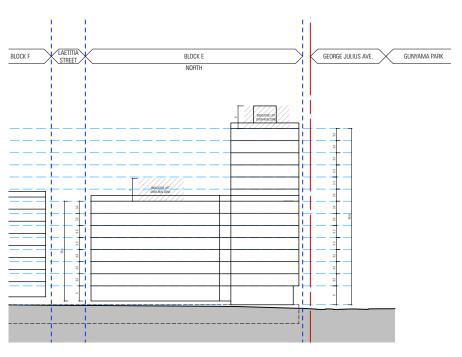
0.0 Top Floor Setback - Figured Dimension as Shown

219

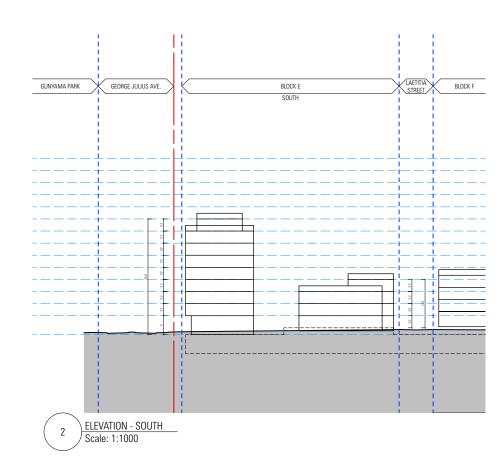






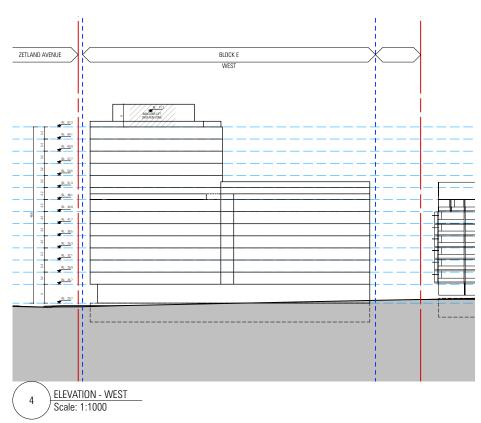


1 ELEVATION - NORTH Scale: 1:1000



BLOCK E
EAST

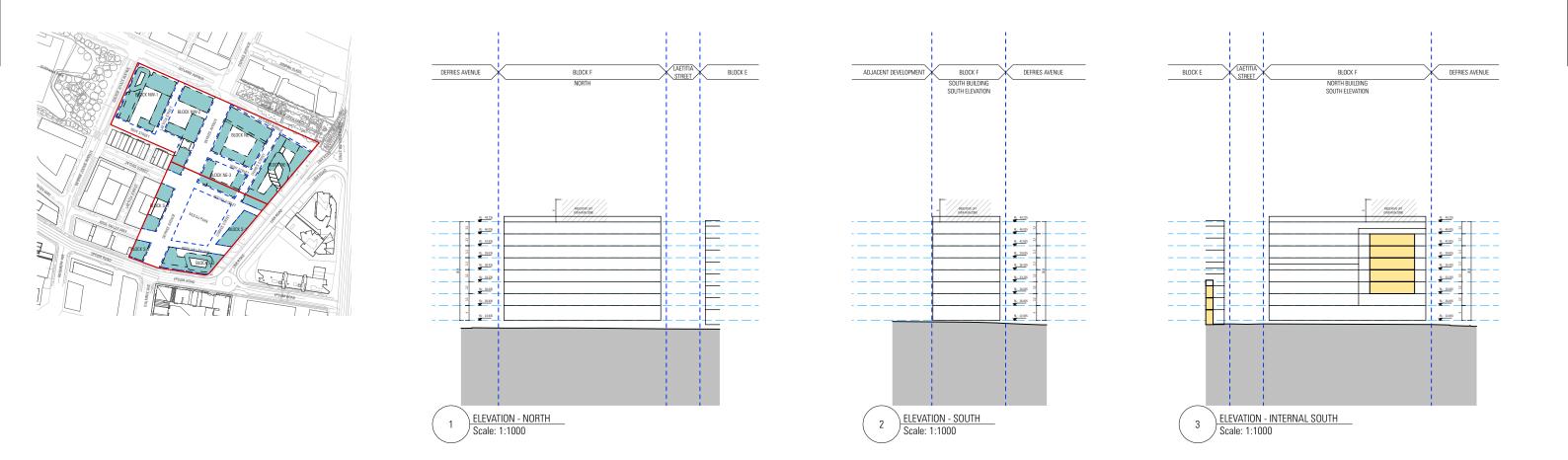
BLOCK E
SCALE 1:1000

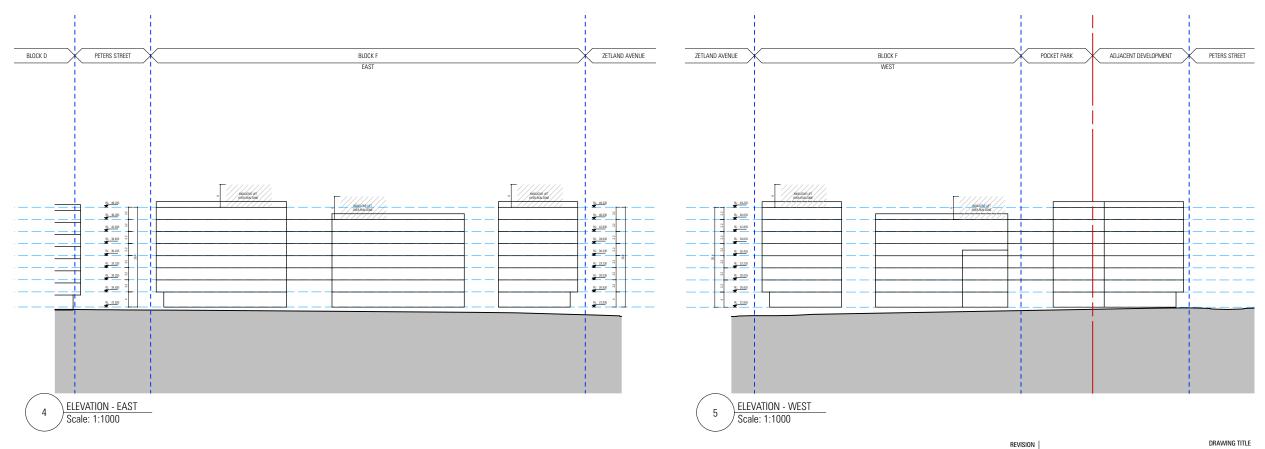




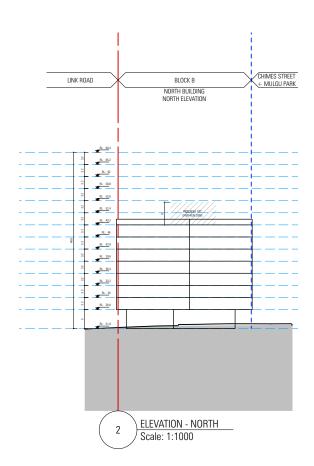
PROJECT DETAILS
SUTTON SITE
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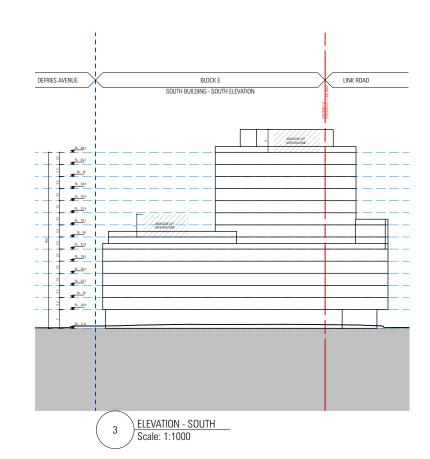
REVISION
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1:1 at A3
Plot Date:
2129_A1 SECT_ELE.vwx

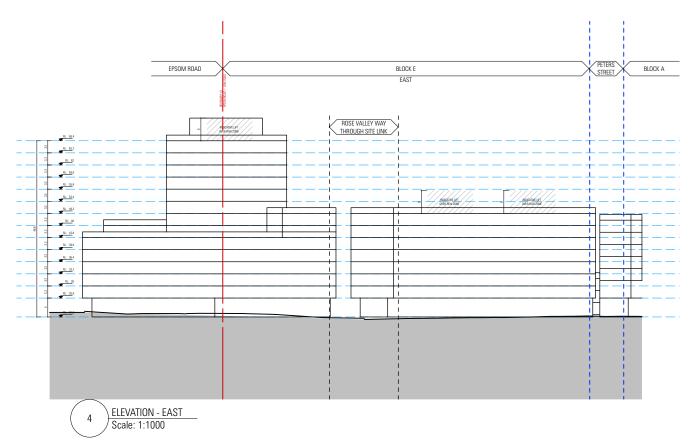


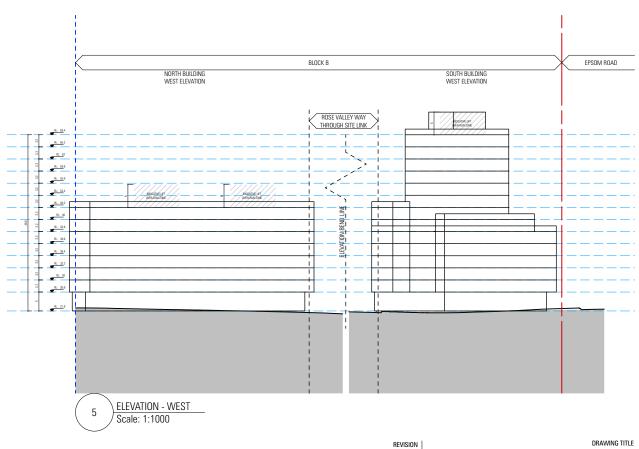








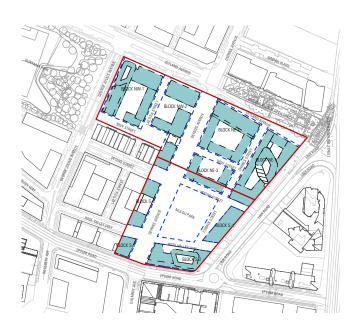


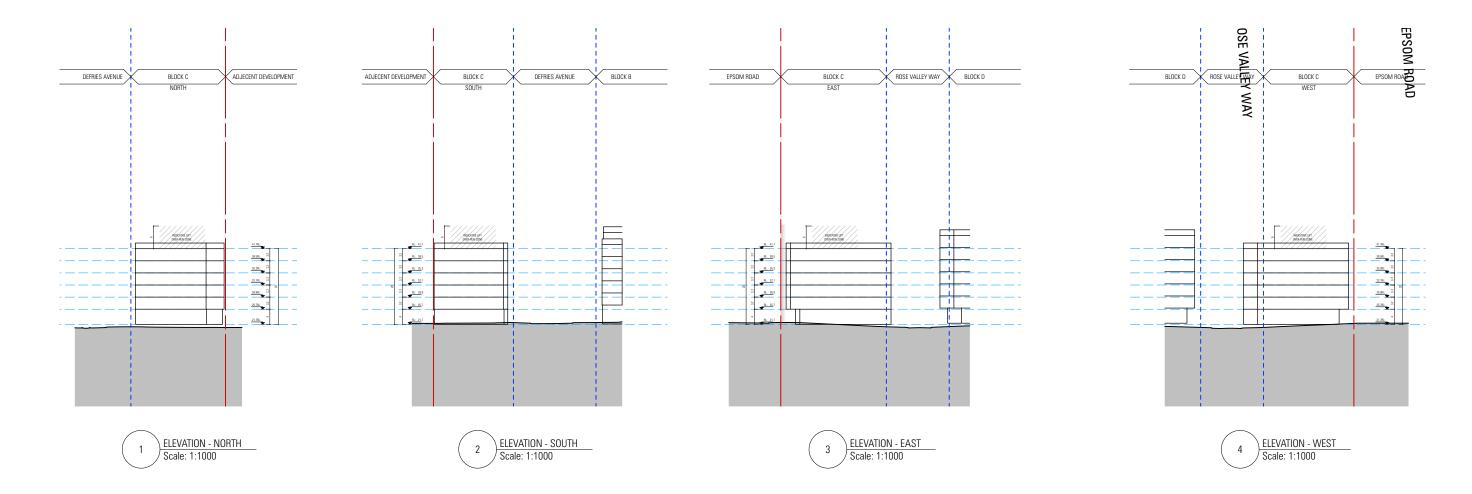


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PROJECT DETAILS SUTTON SITE ZETLAND for MERITON

DRAWING TITLE BLOCK S-1 & S-2 05220

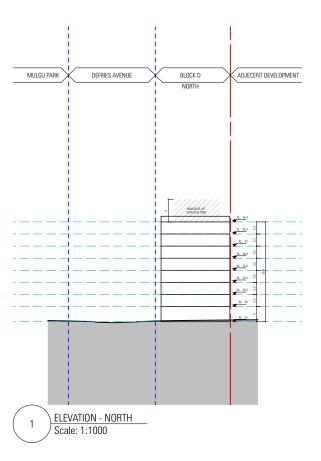


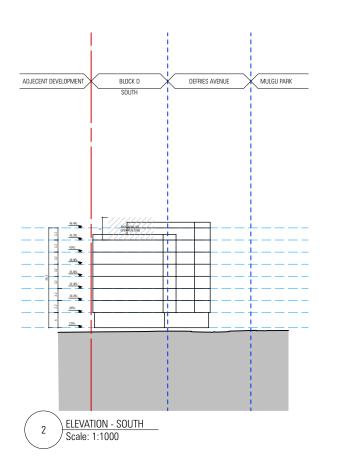


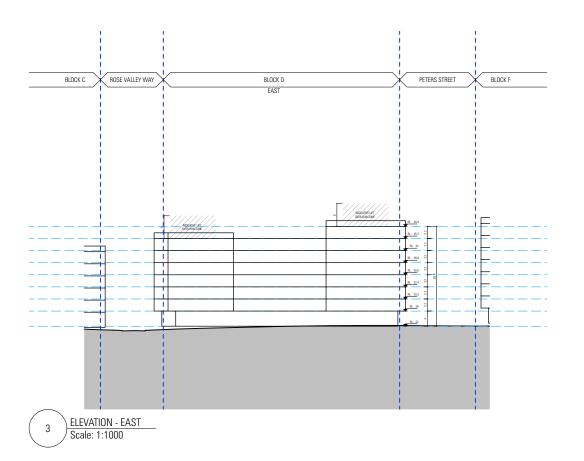
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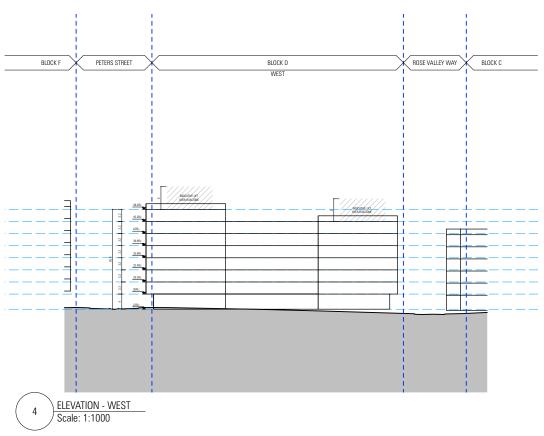
PROJECT DETAILS
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ZETLAND
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MERITON

REVISION
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1:1 at A3
Plot Date:
2129_A1 SECT_ELE.vwx

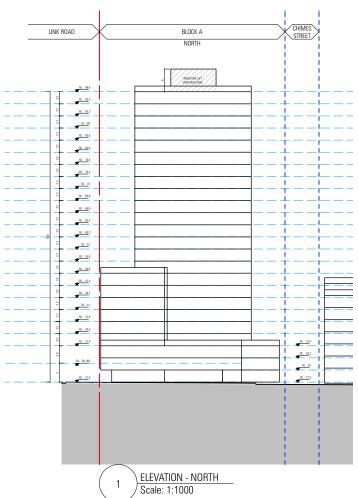


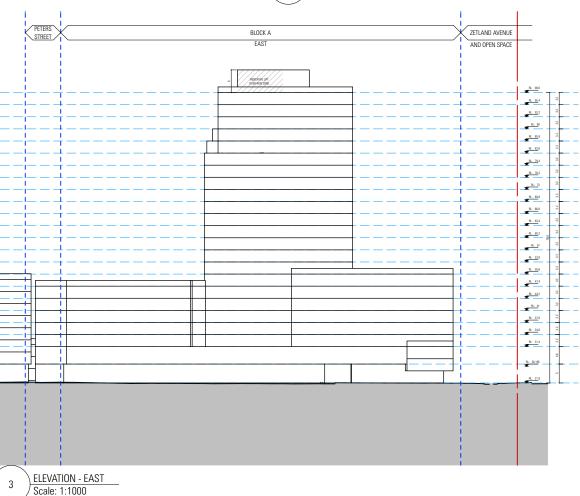


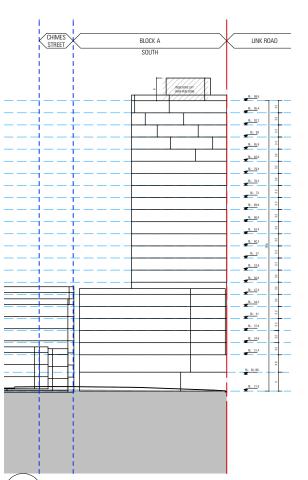




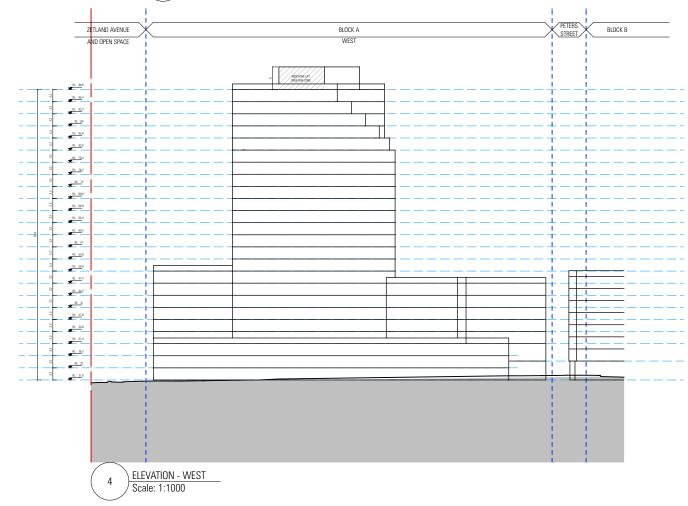








2 ELEVATION - SOUTH
Scale: 1:1000



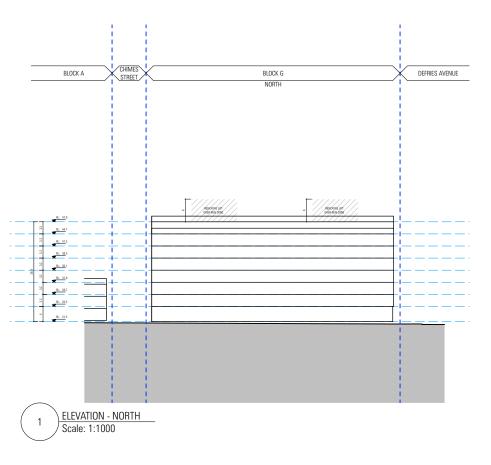
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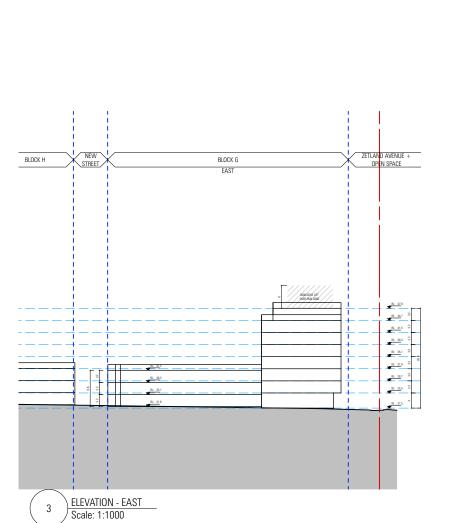
225

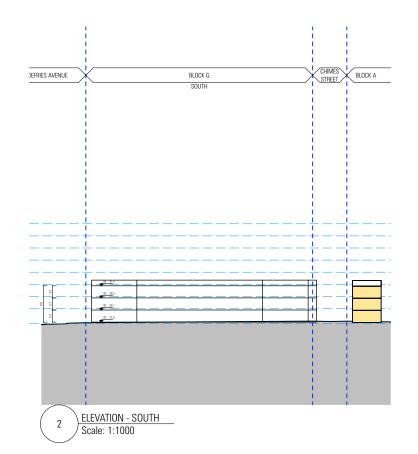
PROJECT DETAILS
SUTTON SITE
ZETLAND
for
MERITON

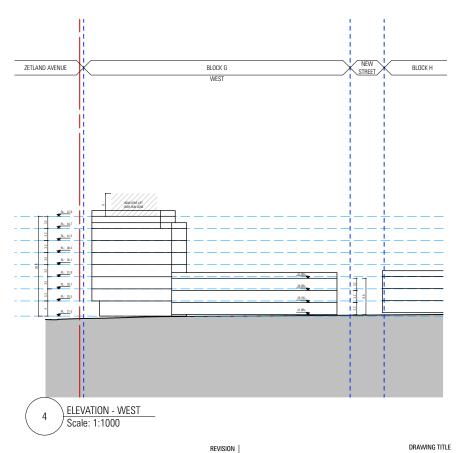
REVISION
A
1:1 at A3
Plot Date:
2129_A1 SECT_ELE.wwx

BLOCK NE-1
05270









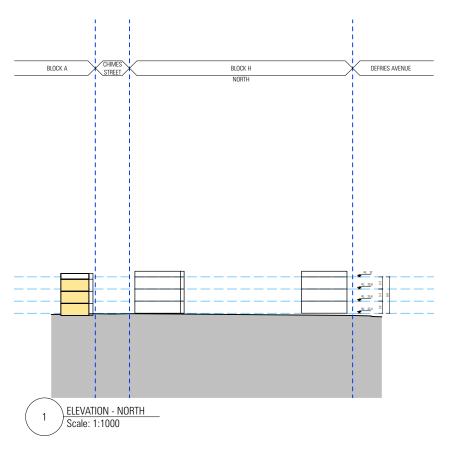


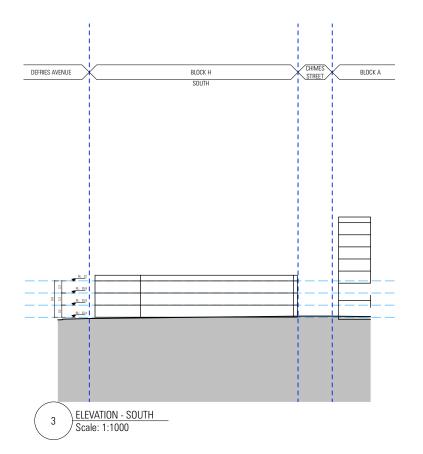
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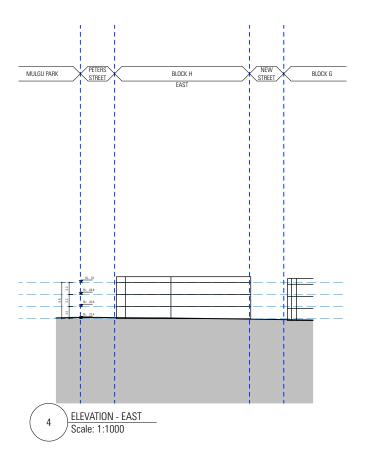
PROJECT DETAILS SUTTON SITE ZETLAND for MERITON

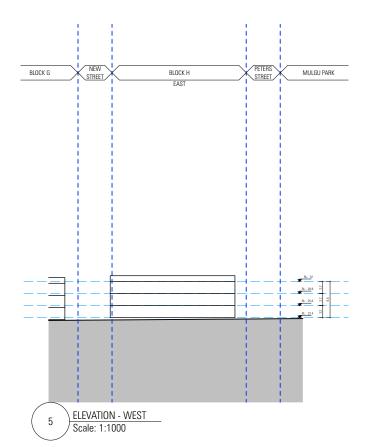
REVISION 1:1 at A3 Plot Date: 2129_A1 SECT_ELE.vwx

BLOCK NE-2 05275











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PROJECT DETAILS SUTTON SITE ZETLAND for MERITON

REVISION A 1:1 at A3 Plot Date: 2129_A1 SECT_ELE.vwx

DRAWING TITLE BLOCK NE-3 05280