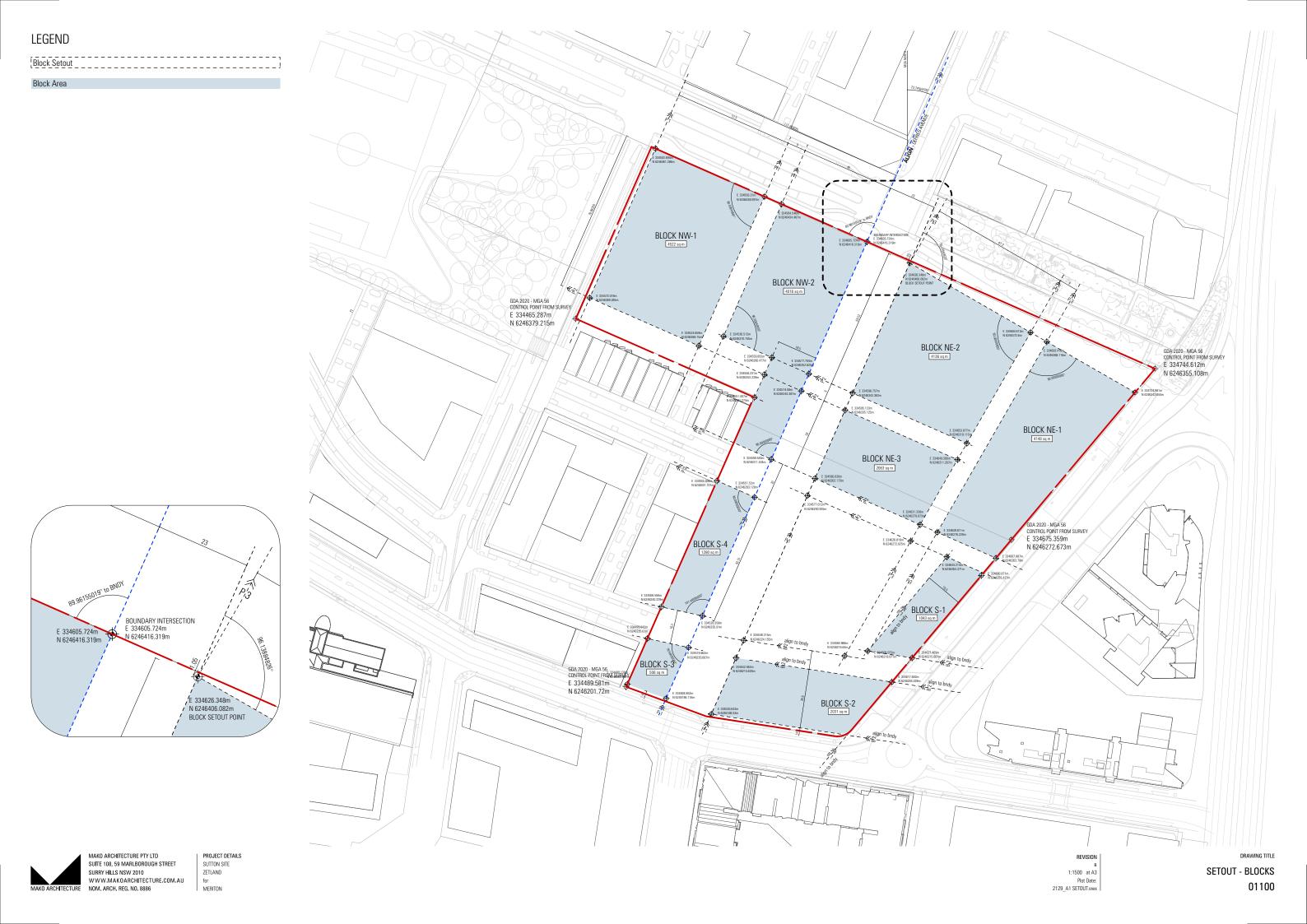
Attachment A3

Concept Scheme



LEGEND Parks + Plazas

Easements with Through-Block Links





MAKO ARCHITECTURE PTY LTD SUITE 108, 59 MARLBOROUGH STREET SURRY HILLS NSW 2010 WWW.MAKOARCHITECTURE.COM.AU
NOM. ARCH. REG. NO. 8886

PROJECT DETAILS SUTTON SITE ZETLAND for MERITON

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

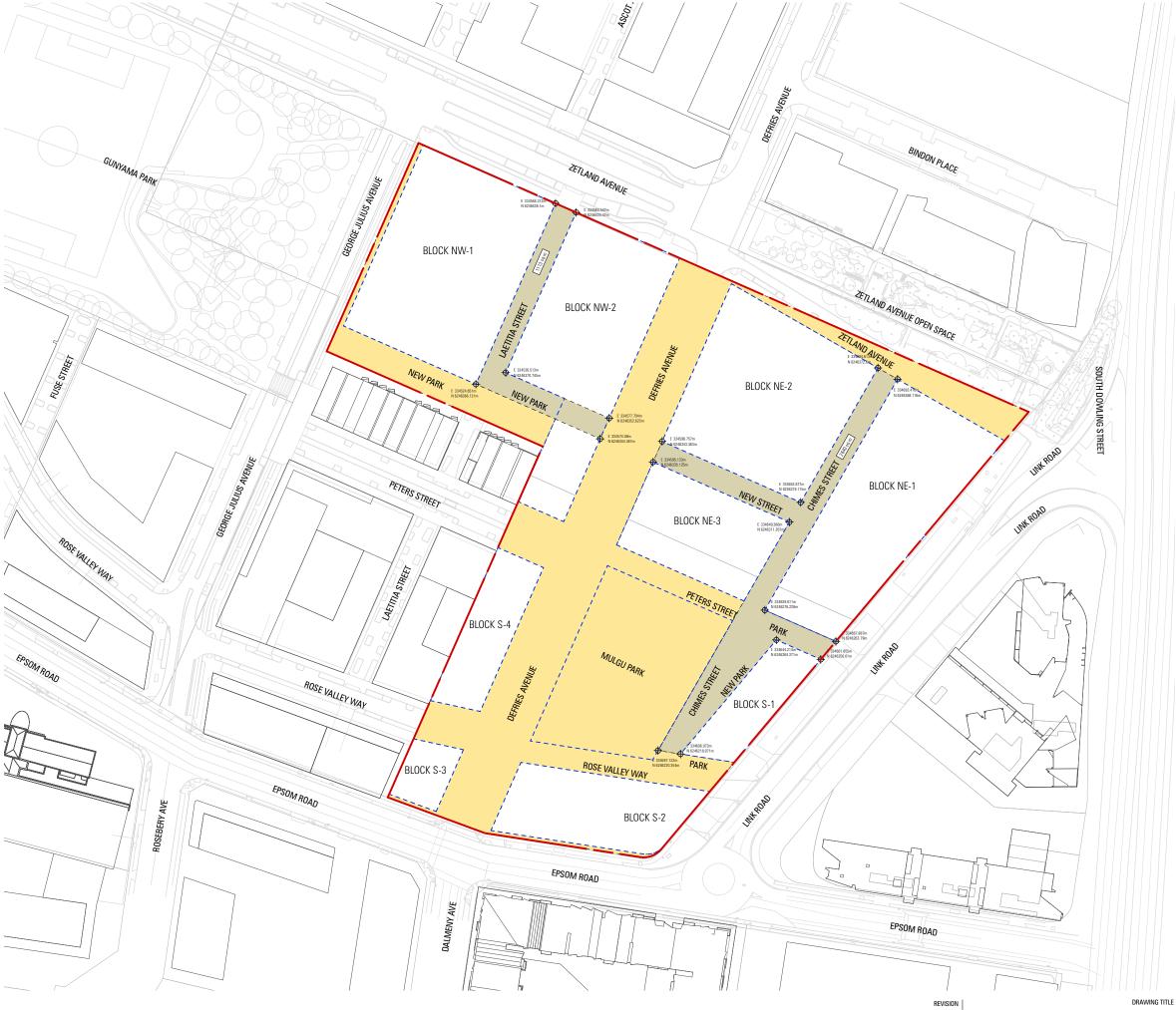
SETOUT - PUBLIC DOMAIN 01110

Dedication - Stratum

SUB TOTALS

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

17,281 sqm **TOTAL**



C - 05.0m

J1 - 30.0m

E - 06.0m

U2 - 32.0m

X - 45.0m

Y - 50.0m

G - 07.0m

V - 35.0

I - 08.0m

1 00 0m

K - 10.0m

K - 10.0m

L - 11.0m

M 12 0m

N - 14.0m

0 - 15.0m

P - 18.0m

Q - 20.0m

R - 21.0m

S - 23.0m

T1 - 25.0m

T2 - 27.0m





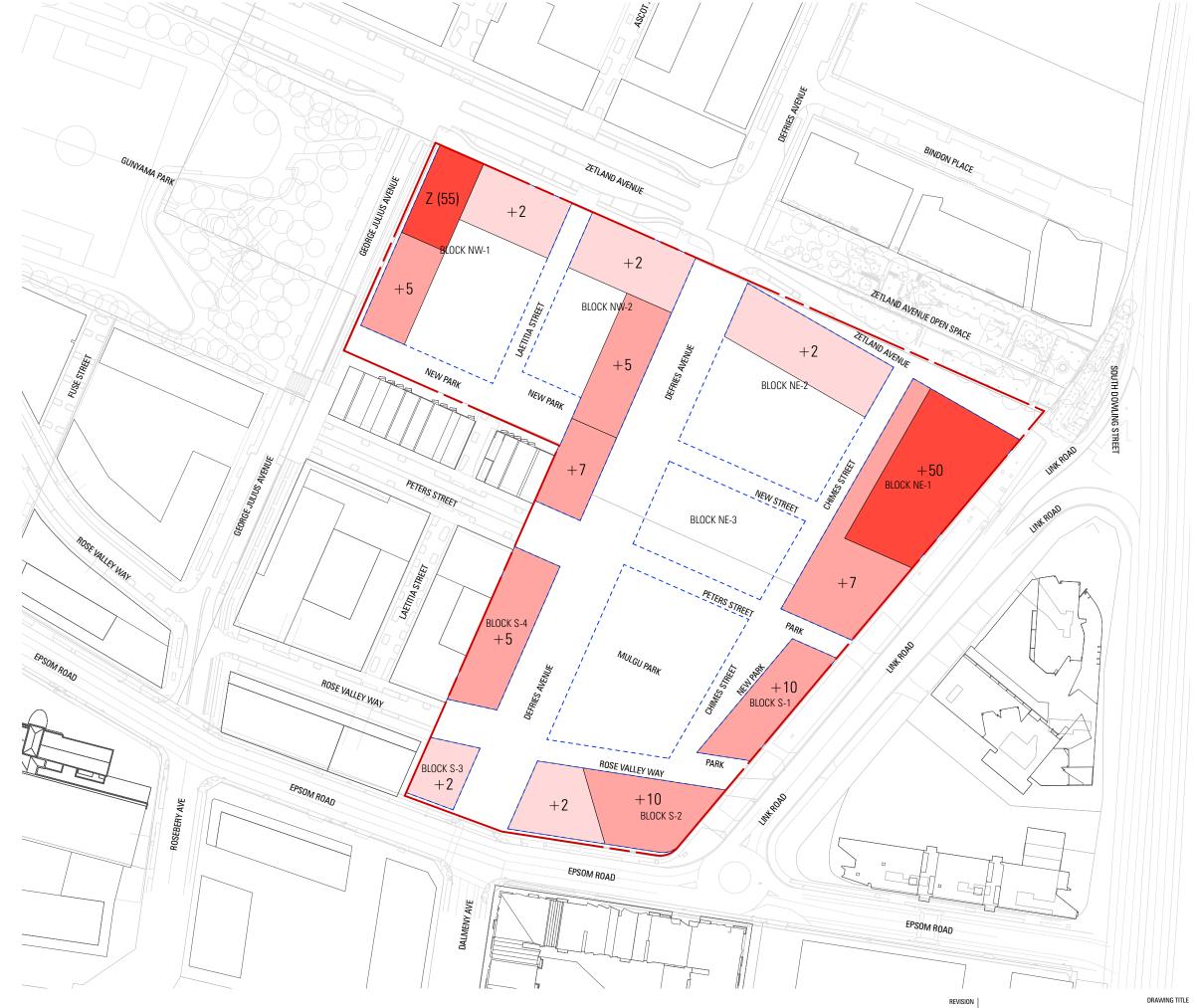
MAKO ARCHITECTURE PTY LTD SUITE 108, 59 MARLBOROUGH STREET SURRY HILLS NEW 2010 W W W. MAKO ARCHITECTURE.COM.AU NOM. ARCH. REG. NO. 8886 PROJECT DETAILS
SUTTON SITE
ZETLAND
for
MERITON

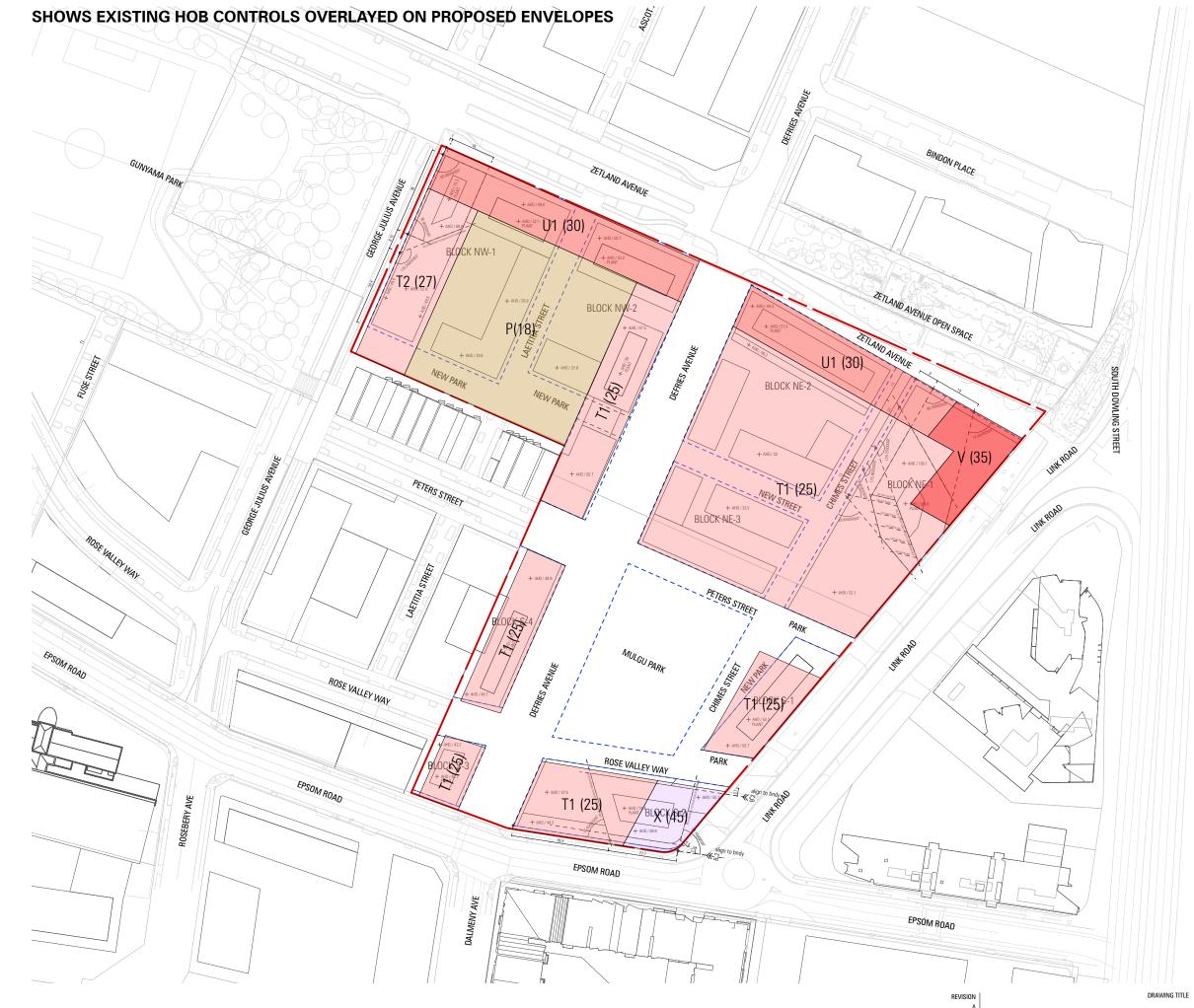
REVISION
A
1:1500 at A3
Plot Date:
2129_A1 SETOUT.vwx

LEP - HOB 02100

<5m INCREASE

5m-10m INCREASE



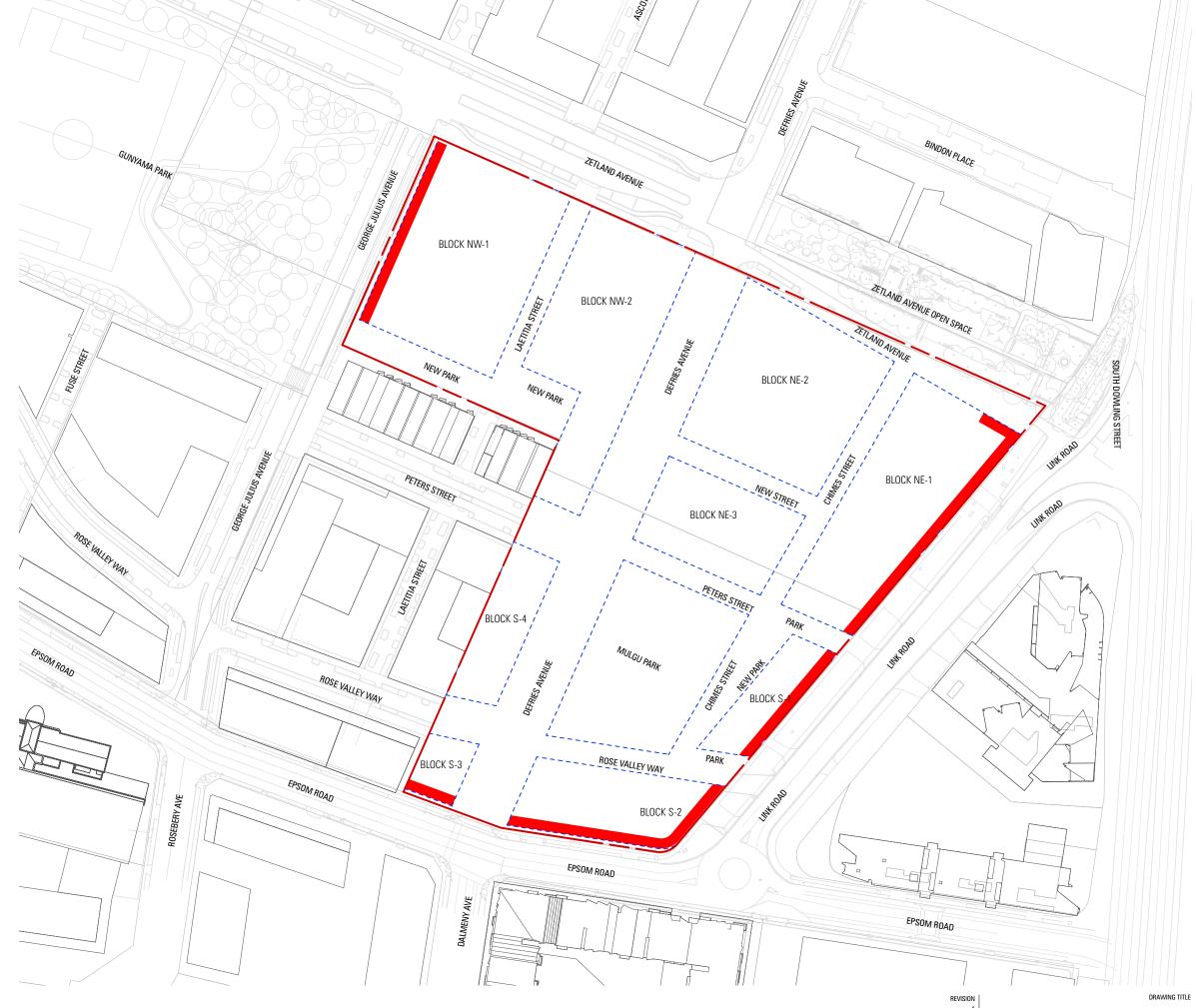




PROJECT DETAILS SUTTON SITE ZETLAND

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

ENVELOPES - 'BLANKET PLAN' 02102 LEGEND Block Outline



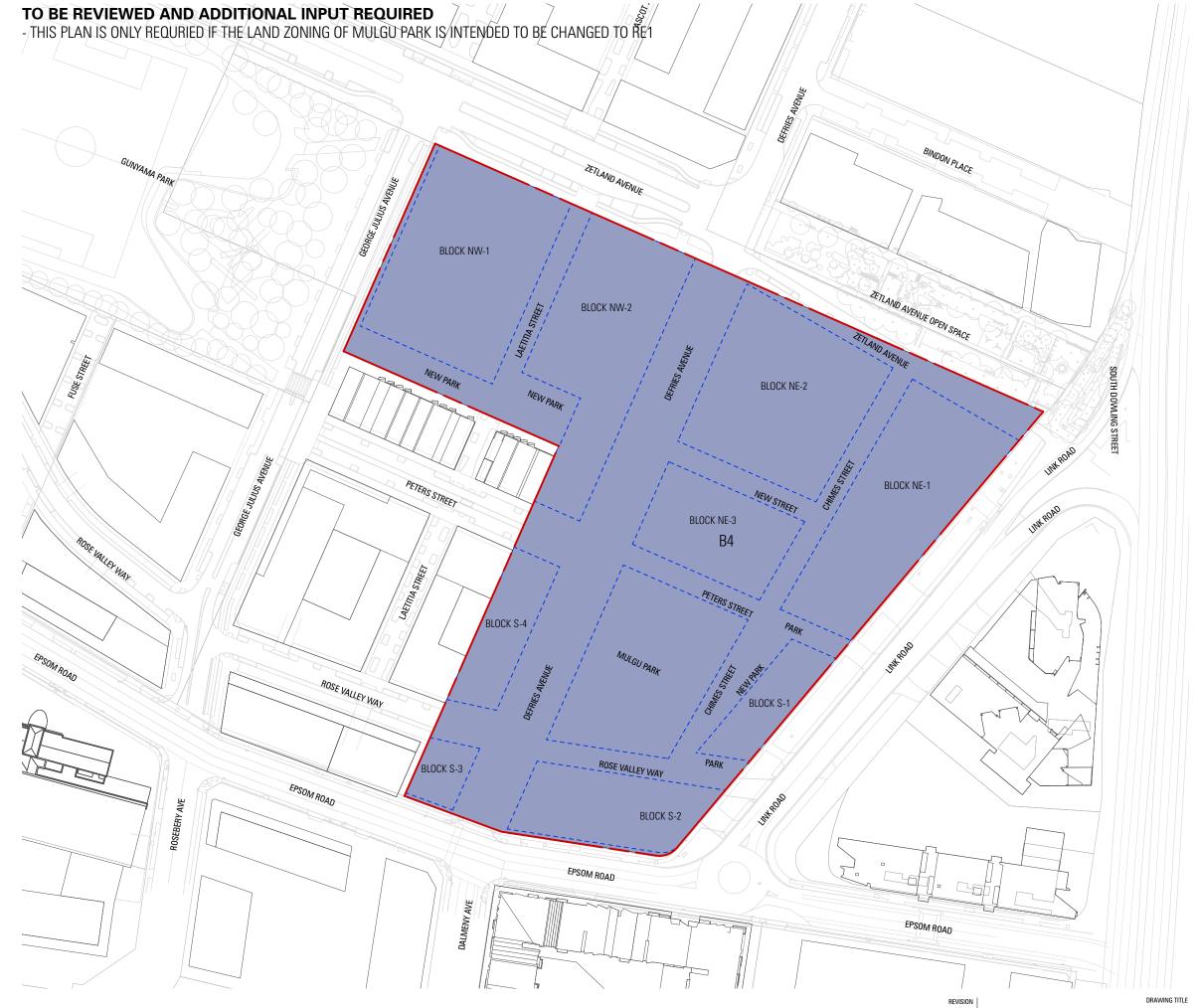


MAKO ARCHITECTURE PTY LTD SUITE 108, 59 MARLBOROUGH STREET SURRY HILLS NSW 2010 WWW.MAKOARCHITECTURE.COM.AU
NOM. ARCH. REG. NO. 8886

PROJECT DETAILS SUTTON SITE ZETLAND for MERITON

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

LEP - ASF 02200 B4 - Mixed Us

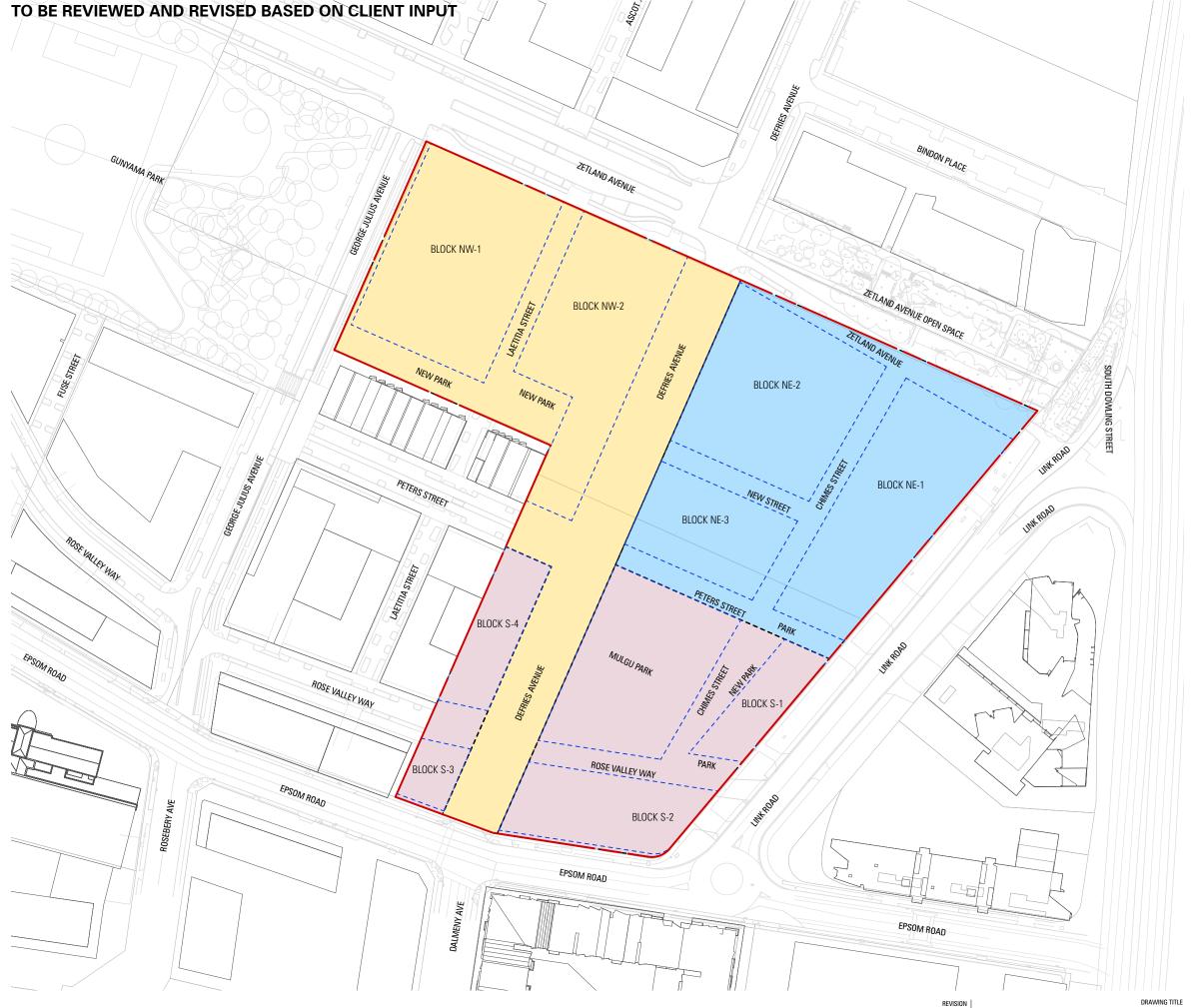




MAKO ARCHITECTURE PTY LTD SUITE 108, 59 MARLBOROUGH STREET SURRY HILLS NSW 2010 WWW.MAKO ARCHITECTURE.COM.AU NOM. ARCH. REG. NO. 8886 PROJECT DETAILS
SUTTON SITE
ZETLAND
for
MERITON

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

LEP - LZN 02300





MAKO ARCHITECTURE PTY LTD SUITE 108, 59 MARLBOROUGH STREET SURRY HILLS NSW 2010 WWW.MAKOARCHITECTURE.COM.AU NOM. ARCH. REG. NO. 8886

PROJECT DETAILS SUTTON SITE ZETLAND for MERITON

1:1500 at A3

STRUCTURE PLAN - STAGING 03100

PARK THRESHOLD

SHARED LANEWAY THROUGH SITE LINKS





MAKO ARCHITECTURE PTY LTD SUITE 108, 59 MARLBOROUGH STREET SURRY HILLS NSW 2010 WWW.MAKOARCHITECTURE.COM.AU
MAKO ARCHITECTURE
NOM. ARCH. REG. NO. 8886

PROJECT DETAILS SUTTON SITE ZETLAND for MERITON

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

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 sqm	3,541 sqm	34% sqm

40,849 sqm 5,087 sqm





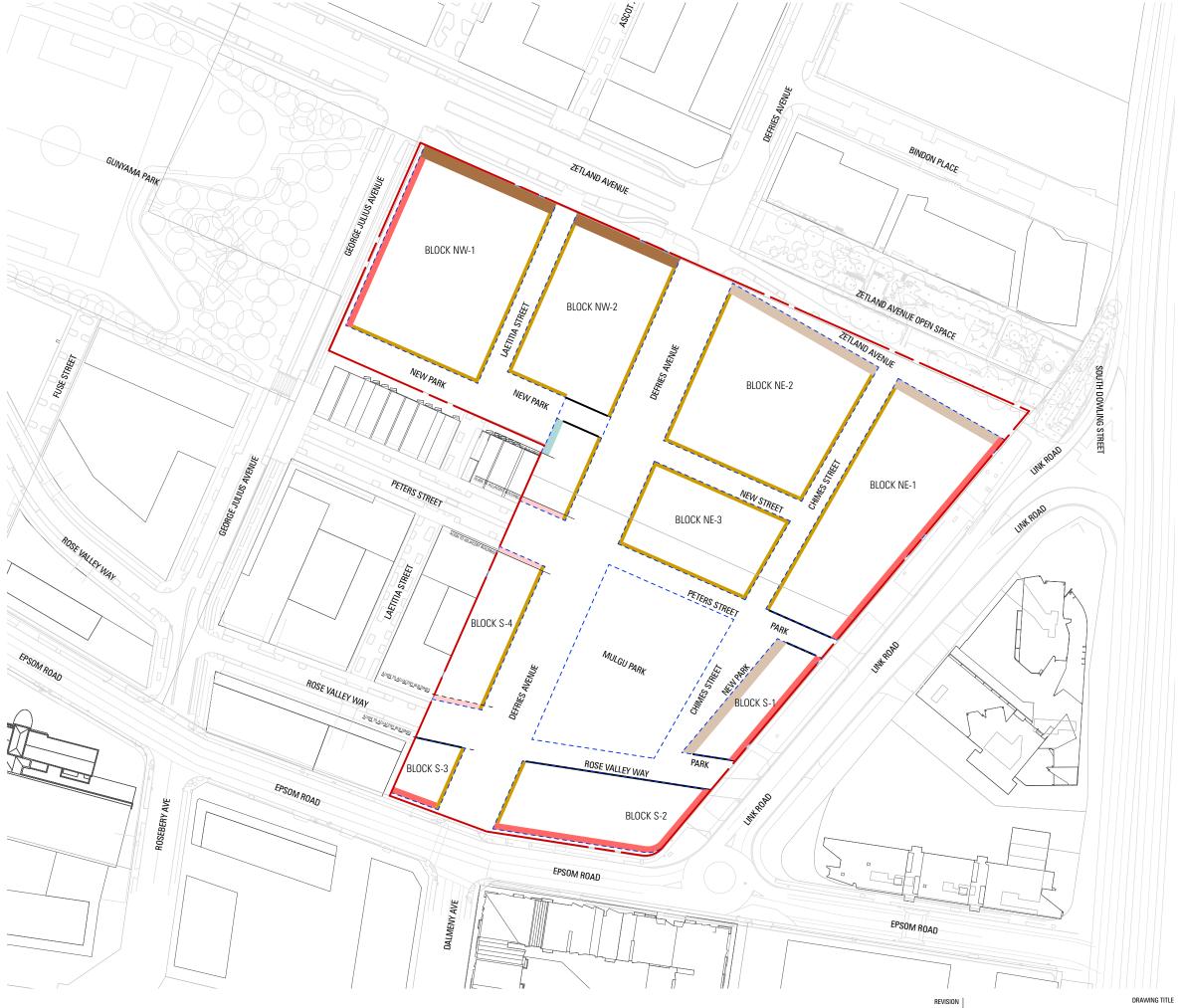
MAKO ARCHITECTURE PTY LTD SUITE 108, 59 MARLBOROUGH STREET SURRY HILLS NSW 2010 WWW.MAKOARCHITECTURE.COM.AU
NOM. ARCH. REG. NO. 8886

PROJECT DETAILS SUTTON SITE ZETLAND for MERITON

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

STRUCTURE PLAN - DEEP SOIL 03201

Setback - 00.0m Setback - 02.0m Setback - 03.0m Setback - 04.0m





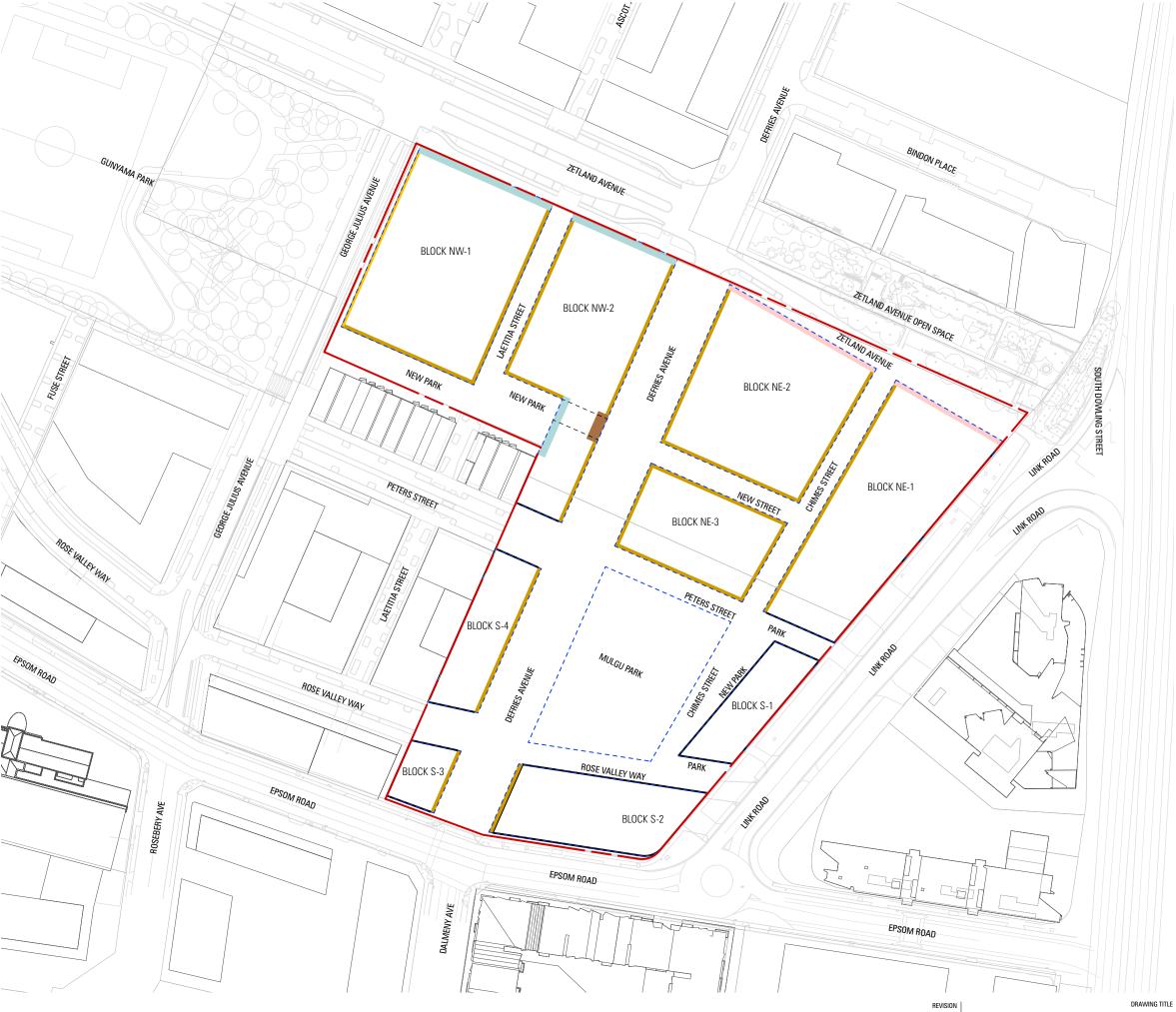
MAKO ARCHITECTURE PTY LTD SUITE 108, 59 MARLBOROUGH STREET SURRY HILLS NSW 2010 WWW.MAKOARCHITECTURE.COM.AU
NOM. ARCH. REG. NO. 8886

PROJECT DETAILS SUTTON SITE ZETLAND for MERITON

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

SETBACKS - GND FLOOR 04100

Setback - 00.0m Setback - 02.0m Setback - 03.0m Setback - 04.0m





MAKO ARCHITECTURE PTY LTD SUITE 108, 59 MARLBOROUGH STREET SURRY HILLS NSW 2010 WWW.MAKOARCHITECTURE.COM.AU
NOM. ARCH. REG. NO. 8886

PROJECT DETAILS SUTTON SITE ZETLAND for MERITON

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

SETBACKS - TYPICAL FLOOR 04200 LEGEND Block Setout Buildable Area BINDON PLACE GUNYAMA PARK ZETLAND AVENUE BLOCK NW-1 ZETLAND AVENUE OPEN SPACE BLOCK NW-2 DEFRIES AVENUE NEW PARK SOUTH DOWLING STREET BLOCK NE-2 NEW PARK LINK ROAD 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 IM ROAD BLOCK S-2

EPSOM ROAD

DALMENY AVE



MAKO ARCHITECTURE PTY LTD SUITE 108, 59 MARLBOROUGH STREET SURRY HILLS NSW 2010 WWW.MAKOARCHITECTURE.COM.AU
NOM. ARCH. REG. NO. 8886

PROJECT DETAILS SUTTON SITE ZETLAND for MERITON

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

EPSOM ROAD

DRAWING TITLE **ENVELOPES - PODIUM** 04300 LEGEND Block Setout Buildable Area 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 NEW STREET LINK ROAD + AHD/33: BLOCK-NE-3 PETERS STREET BLOCK S-4 EPSOM ROAD ROSE VALLEY WAY BLOCK \$-3 / ROSE VALLEY WAY PARK EPSOM ROAD align to bndy po + AHD /74.4BLOCK/S-EPSOM ROAD

DALMENY AVE



MAKO ARCHITECTURE PTY LTD SUITE 108, 59 MARLBOROUGH STREET SURTY HILLS NSW 2010 WWW.MAKOARCHITECTURE.COM.AU NOM. ARCH. REG. NO. 8886 PROJECT DETAILS
SUTTON SITE
ZETLAND
for
MERITON

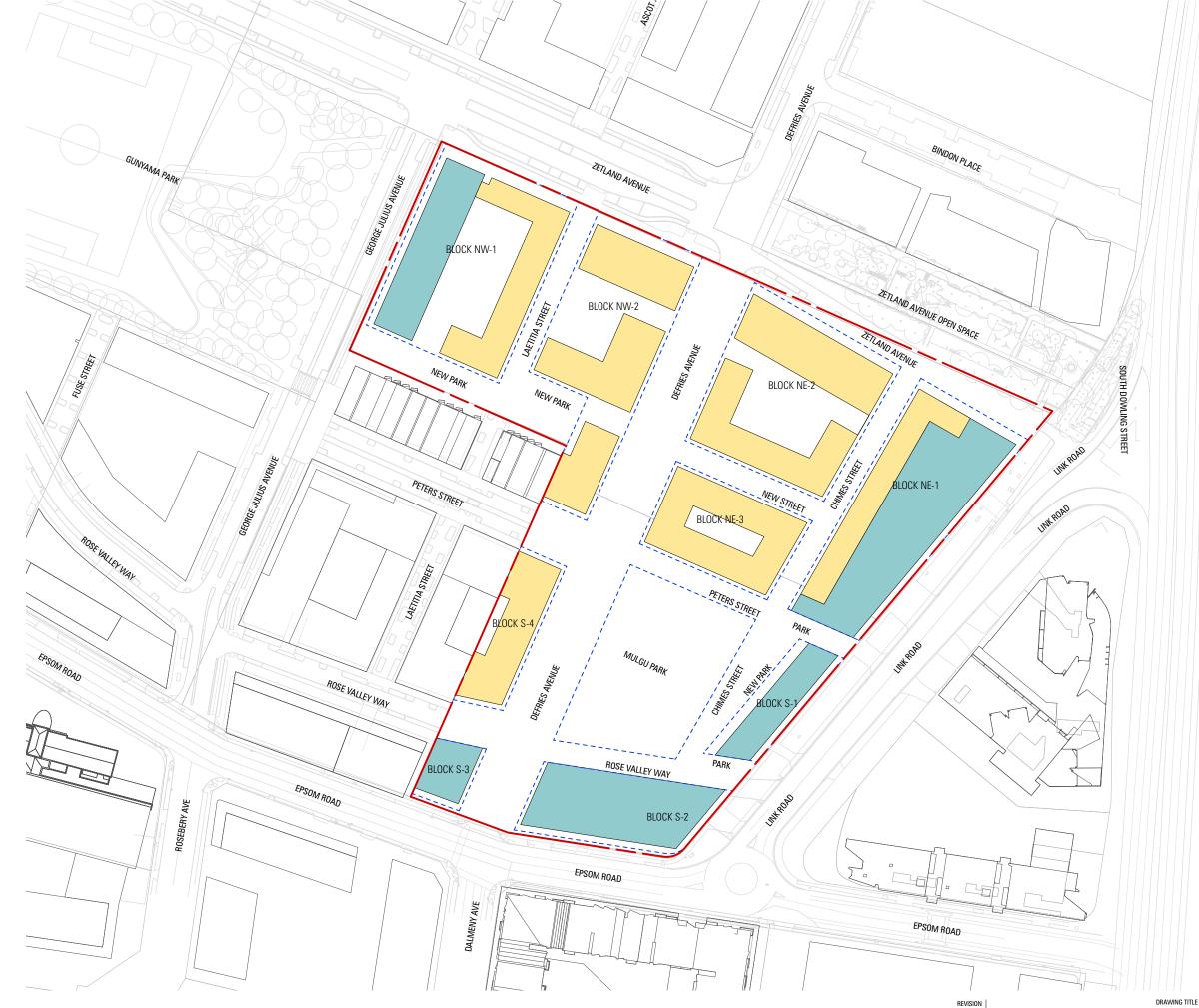
REVISION
A
1:1500 at A3
Plot Date:
2129_A1 SETOUT.vwx

EPSOM ROAD

ENVELOPES - TOWER (HEIGHT PLAN) 04310

USE - Other than Residential

USE - Residential





MAKO ARCHITECTURE PTY LTD SUITE 108, 59 MARLBOROUGH STREET SURRY HILLS NSW 2010 WWW.MAKOARCHITECTURE.COM.AU
NOM. ARCH. REG. NO. 8886

PROJECT DETAILS SUTTON SITE ZETLAND for MERITON

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

GROUND FLOOR USES 04400

USE - Other than Residential

USE - Residential

USE - Servicing + Parking Access

USE - Indicative Residential Lobby Location

Vehicle Access

BINDON PLACE GUNYAMA PARK ZETLAND AVENUE BLOCK NW-1 ZETLAND AVENUE OPEN SPACE BLOCK NW-2 NEW PARK SOUTH DOWLING STREET BLOCK NE-2 PETERS STREET BLOCK NE LINK ROAD BLOCK S-4/ EPSOM ROAD ROSE VALLEY WAY ROSE VALLEY WAY PARK BLOCK S-37 EPSOM ROAD IMAROAD BLOCK S-2 EPSOM ROAD DALMENY AVE EPSOM ROAD REVISION DRAWING TITLE



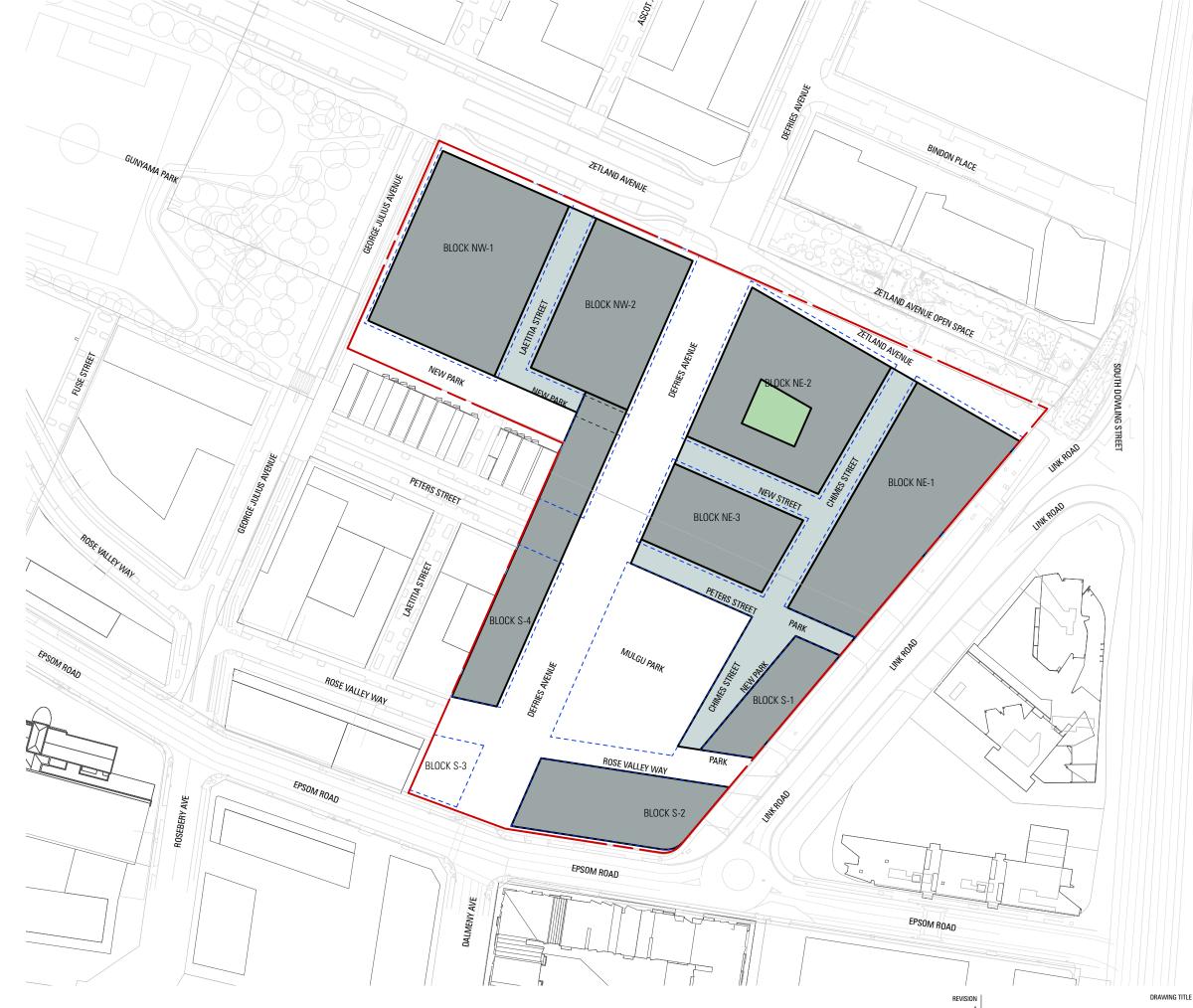
MAKO ARCHITECTURE PTY LTD SUITE 108, 59 MARLBOROUGH STREET SURRY HILLS NSW 2010 WWW.MAKOARCHITECTURE.COM.AU
NOM. ARCH. REG. NO. 8886

PROJECT DETAILS SUTTON SITE ZETLAND for MERITON

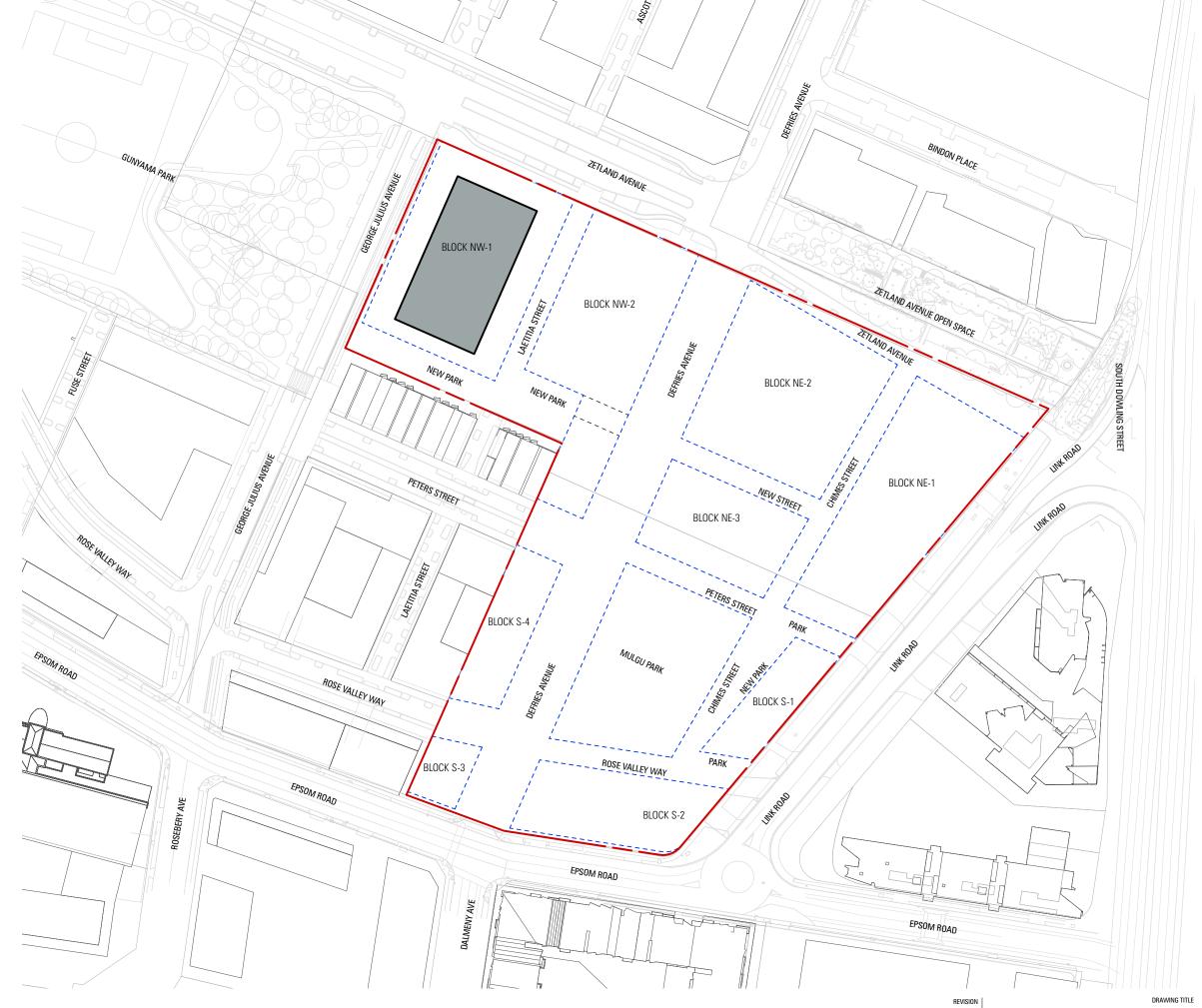
1:1500 at A3 Plot Date: 2129_A1 SETOUT.vwx

ACCESS+SERVICING 04500

Area of Basement Beneath Public Domain on Lower Levels of Basement



Above Ground Parking Locations





MAKO ARCHITECTURE PTY LTD SUITE 108, 59 MARLBOROUGH STREET SURRY HILLS NSW 2010 WWW.MAKOARCHITECTURE.COM.AU
NOM. ARCH. REG. NO. 8886

PROJECT DETAILS SUTTON SITE ZETLAND for MERITON

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

PARKING - ABOVE GND 04610

LEGEND 01 - Storeys 02 - Storeys 03 - Storeys 04 - Storeys

0.0 Top Floor Setback - Figured Dimension as Shown



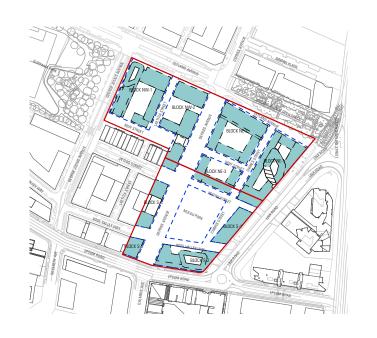


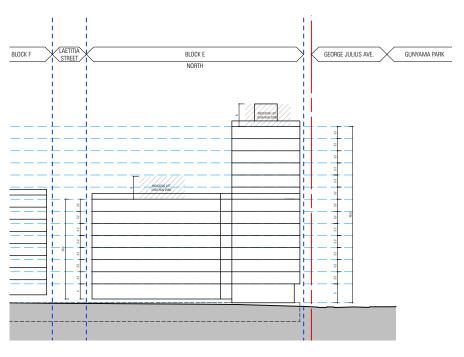
MAKO ARCHITECTURE PTY LTD SUITE 108, 59 MARLBOROUGH STREET SURRY HILLS NSW 2010 WWW.MAKOARCHITECTURE.COM.AU MAKO ARCHITECTURE NOM. ARCH. REG. NO. 8886

PROJECT DETAILS SUTTON SITE ZETLAND for MERITON

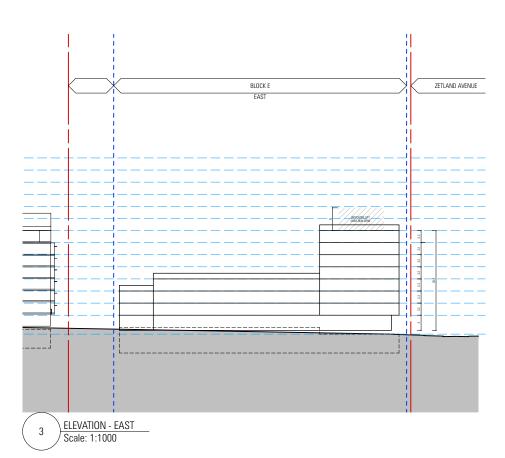
HEIGHT OF BUILDING - STOREYS 1:1500 at A3 Plot Date: 2129_A1 SETOUT.vwx

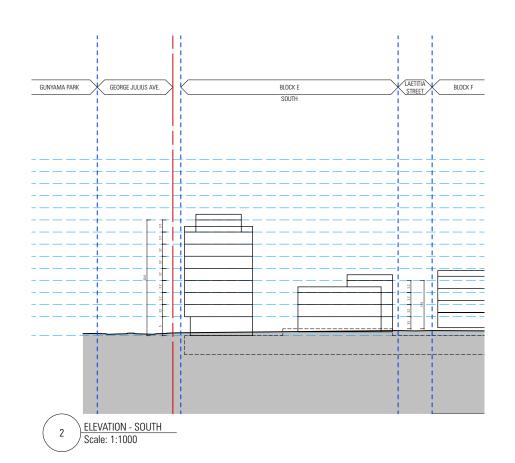
04700

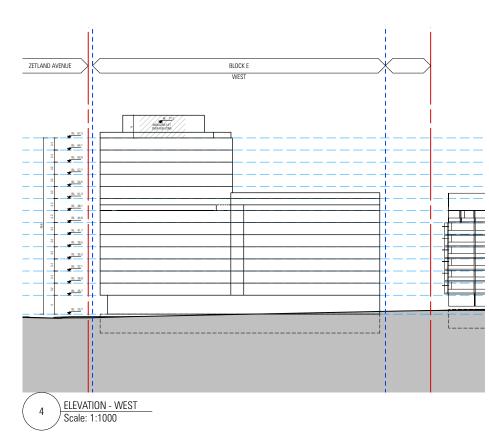




ELEVATION - NORTH Scale: 1:1000





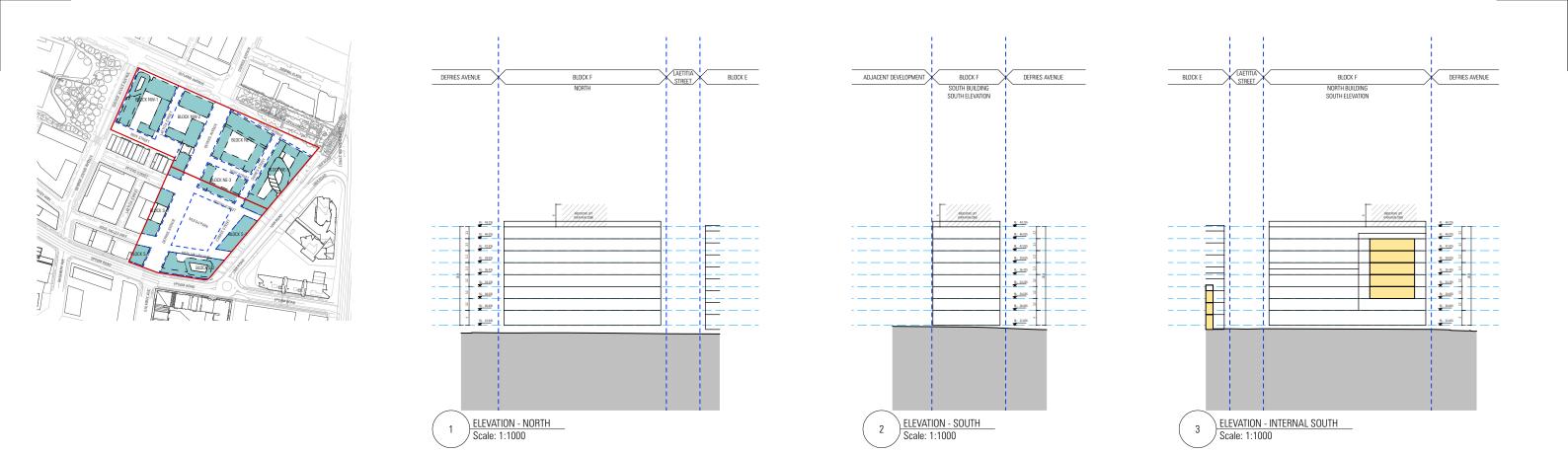


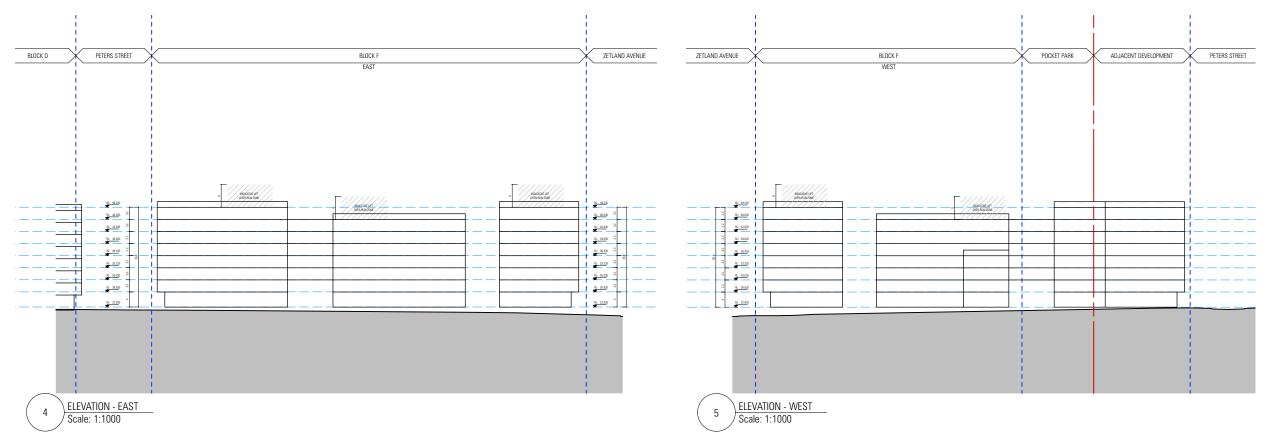


MAKO ARCHITECTURE PTY LTD SUITE 108, 59 MARLBOROUGH STREET SURRY HILLS NSW 2010
WWW.MAKOARCHITECTURE.COM.AU
MAKO ARCHITECTURE
NOM. ARCH. REG. NO. 8886

PROJECT DETAILS SUTTON SITE ZETLAND for MERITON

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





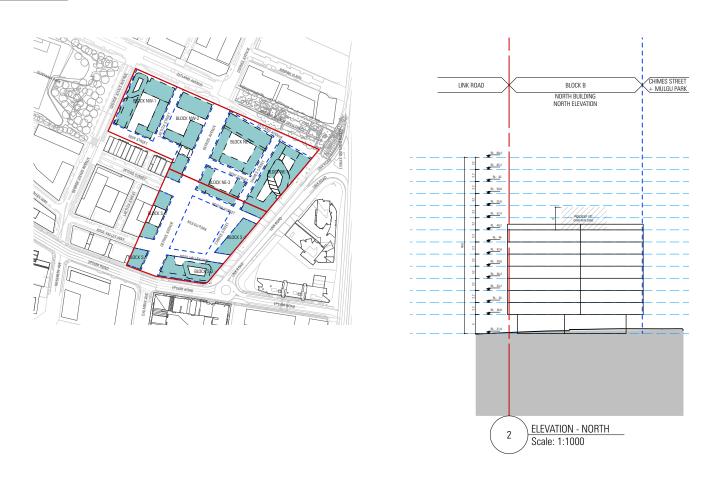


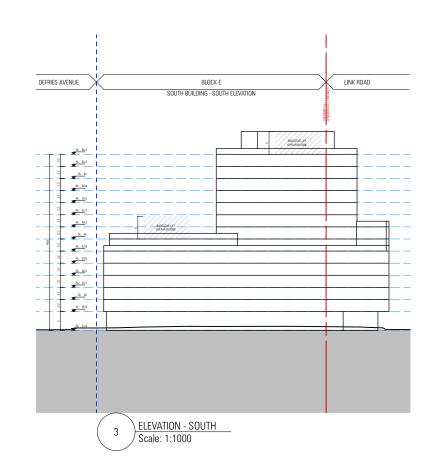
MAKO ARCHITECTURE PTY LTD SUITE 108, 59 MARLBOROUGH STREET SURRY HILLS NSW 2010 WWW.MAKOARCHITECTURE.COM.AU
NOM. ARCH. REG. NO. 8886

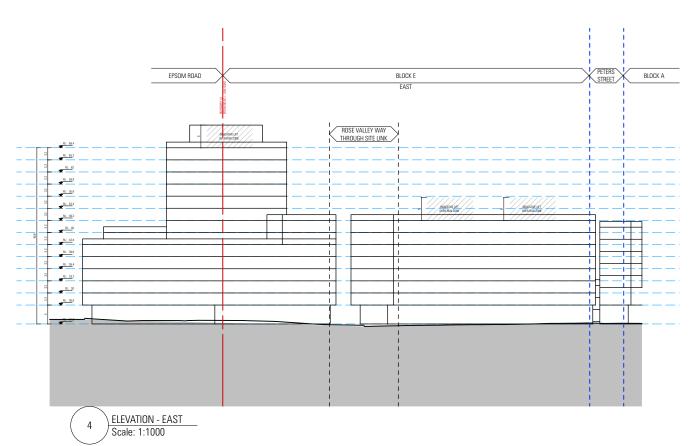
PROJECT DETAILS SUTTON SITE ZETLAND for MERITON

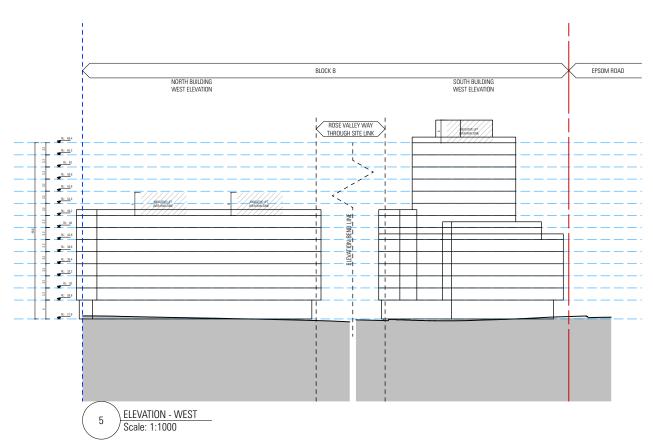
REVISION 1:1 at A3 Plot Date: 2129_A1 SECT_ELE.vwx

DRAWING TITLE BLOCK NW-2 05215







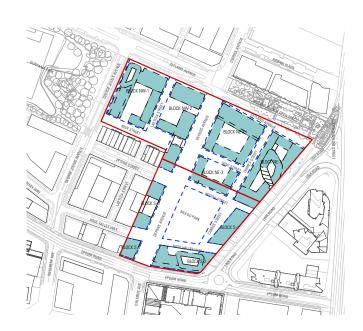


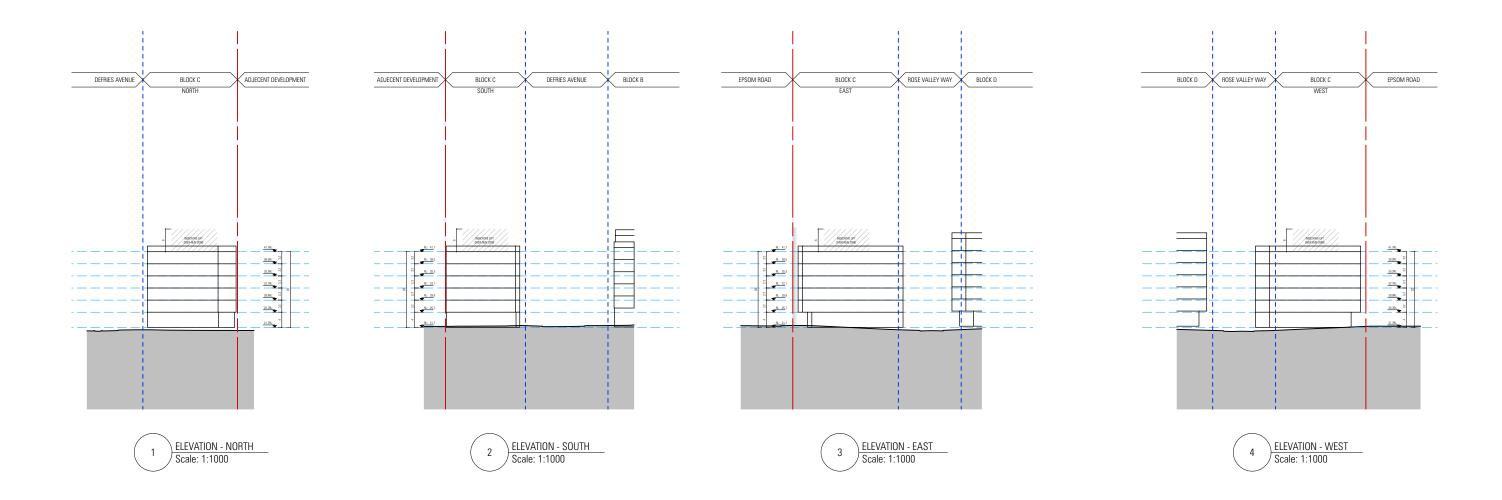
MAKO ARCHITECTURE PTY LTD
SUITE 108, 59 MARLBOROUGH STREET
SURRY HILLS NSW 2010
WWW.MAKO ARCHITECTURE.COM.AU
NOM. ARCH. REG. NO. 8886

PROJECT DETAILS
SUTTON SITE
ZETLAND
for
MERITON

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

DRAWING TITLE
BLOCK S-1 & S-2
05220

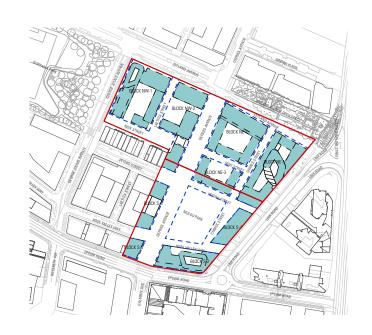


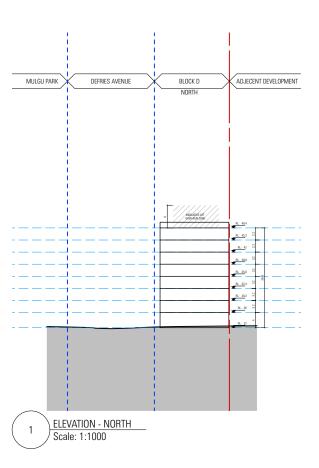


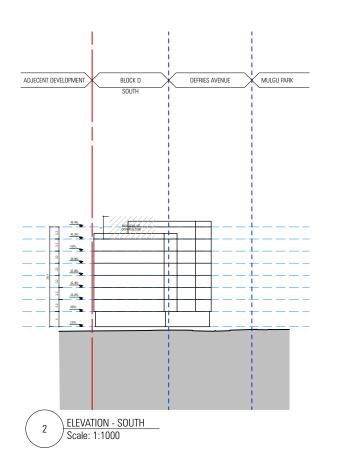
MAKO ARCHITECTURE PTY LTD SUITE 108, 59 MARLBOROUGH STREET SURRY HILLS NSW 2010
WWW.MAKOARCHITECTURE.COM.AU
MAKO ARCHITECTURE
NOM. ARCH. REG. NO. 8886

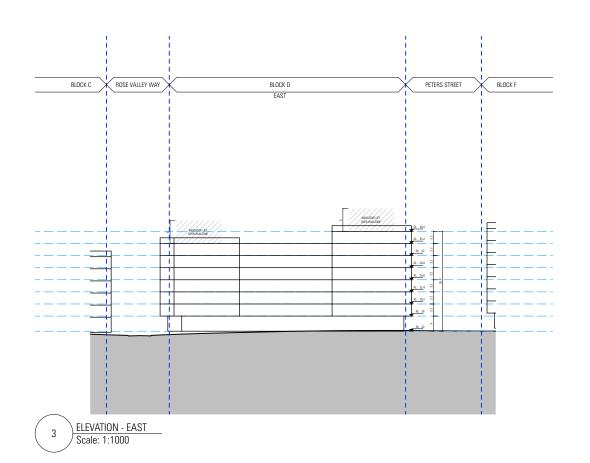
PROJECT DETAILS SUTTON SITE ZETLAND for MERITON

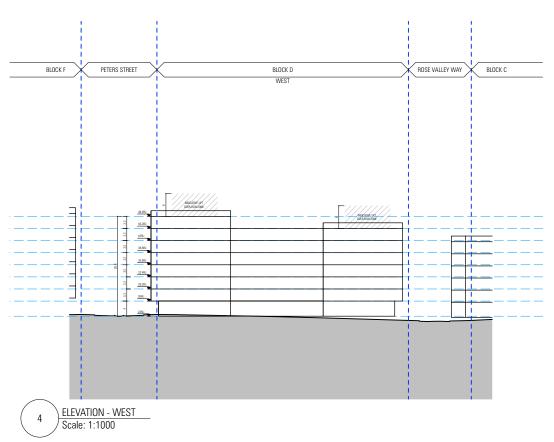
REVISION 1:1 at A3 Plot Date: 2129_A1 SECT_ELE.vwx

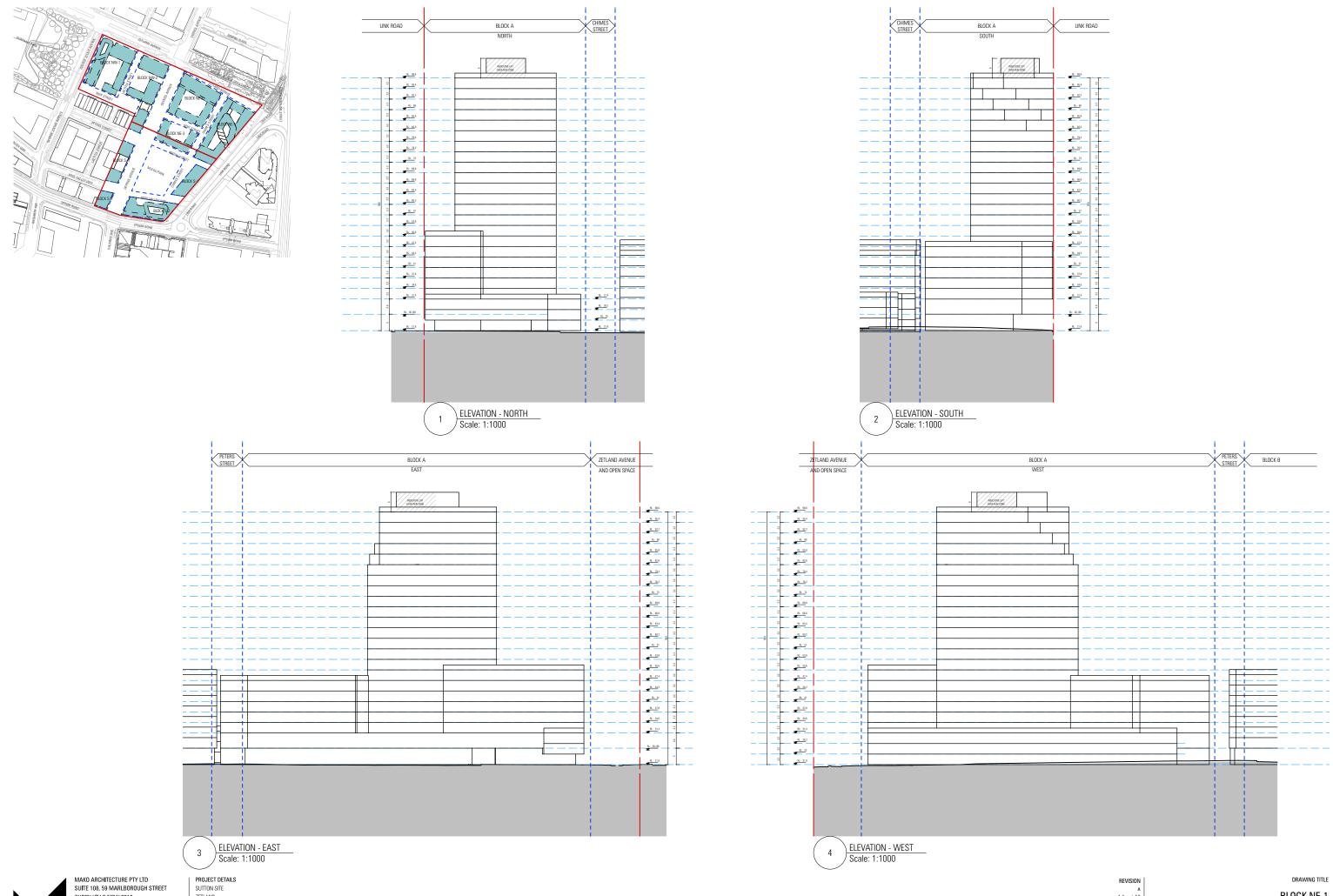








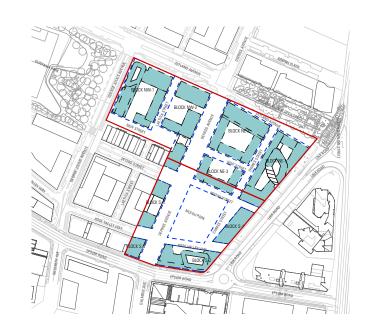


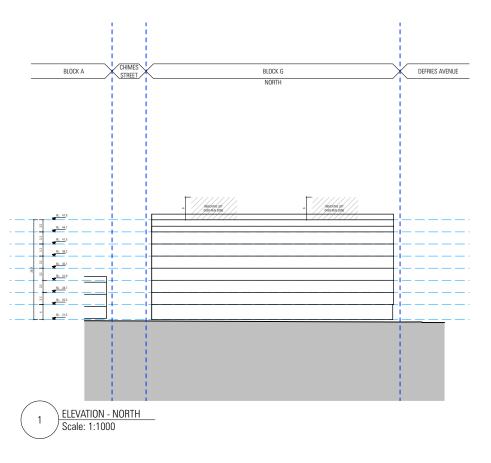


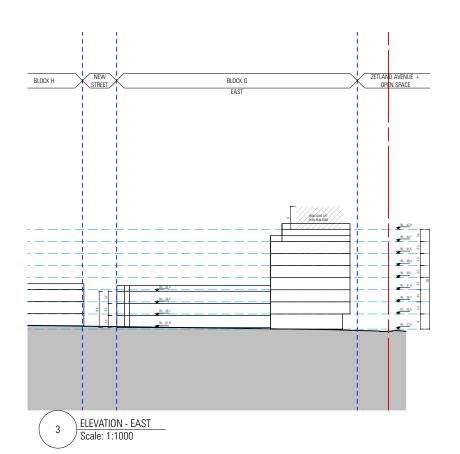
SURRY HILLS NSW 2010 WWW.MAKOARCHITECTURE.COM.AU
NOM. ARCH. REG. NO. 8886

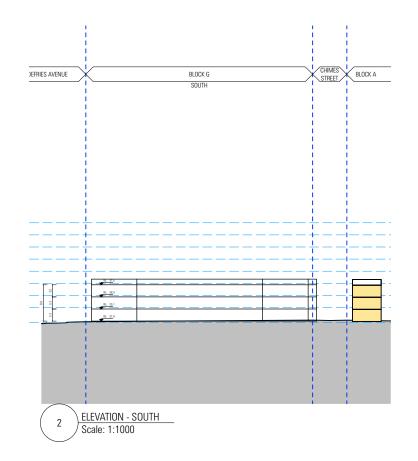
ZETLAND for MERITON

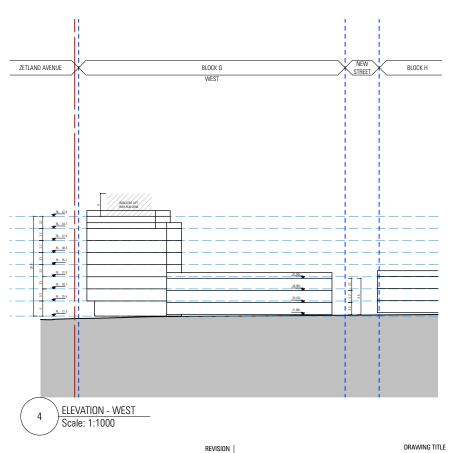
1:1 at A3 Plot Date: 2129_A1 SECT_ELE.vwx **BLOCK NE-1** 05270













MAKO ARCHITECTURE PTY LTD SUITE 108, 59 MARLBOROUGH STREET SURRY HILLS NSW 2010
WWW.MAKOARCHITECTURE.COM.AU
MAKO ARCHITECTURE
NOM. ARCH. REG. NO. 8886

PROJECT DETAILS SUTTON SITE ZETLAND for MERITON

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

BLOCK NE-2 05275

