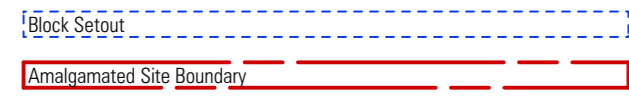
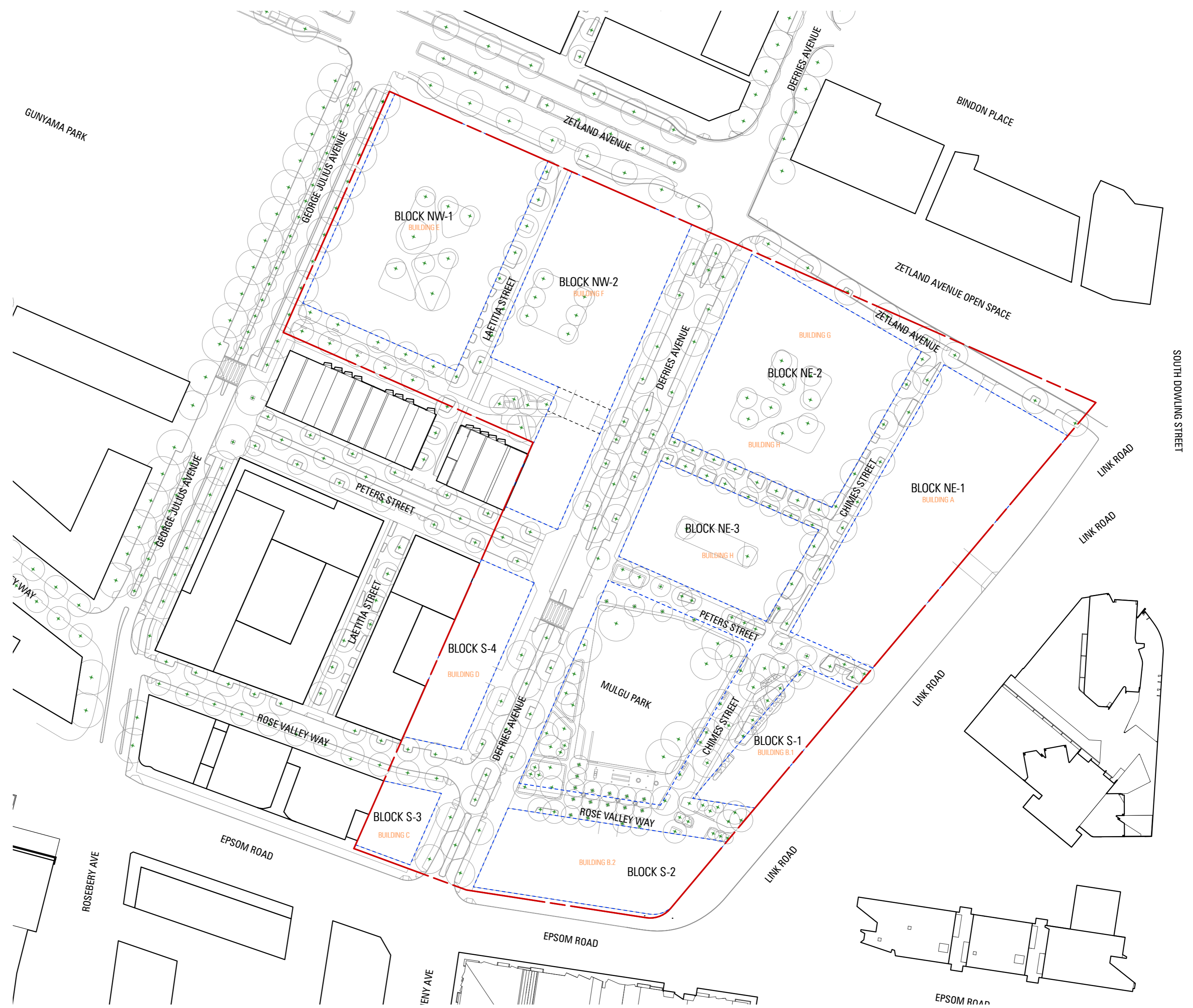
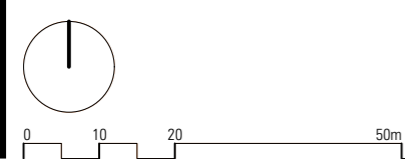


# Attachment A4

**Reference Scheme**



LEGEND



**MAKO ARCHITECTURE**  
 SUITE 108  
 59 MARLBOROUGH ST  
 SURRY HILLS NSW 2010  
 ARCH. REG. NO. 8886[NSW] 19020[VIC]  
 WWW.MAKOARCHITECTURE.COM.AU

STUDIO 5 LEVEL 1 BAILEYS ARCADE  
 131-157 LONDON CIRCUIT  
 CANBERRA CITY 2601  
 2569[ACT]

PROJECT DETAILS  
 SUTTON SITE  
 ZETLAND  
 for  
 MERITON

NOTES  
 all dimensions in millimetres unless otherwise noted  
 check all dimensions on site prior to construction  
 work to figured dimensions. do not scale off drawings

to be read in conjunction with the complete documentation package including, but not limited to, all consultant drawings, specifications, reports and consent conditions  
 report all discrepancies to the project manager

LEGEND

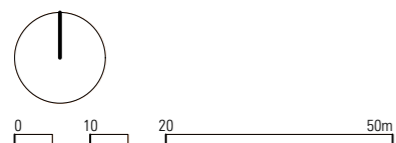
REVISIONS	DATE	UPDATED BY	MIX
A	16/6/2022		SUBMISSION 01
B	10/7/2022		SUBMISSION 01

SITE LAYOUT  
 2129A 10000 B

REFERENCE DESIGN  
 STATUS  
 DATE  
 10/7/2022  
 2129\_REFERENCE SCHEME - COMPILED.vwx



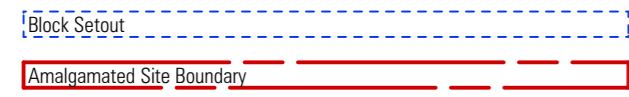
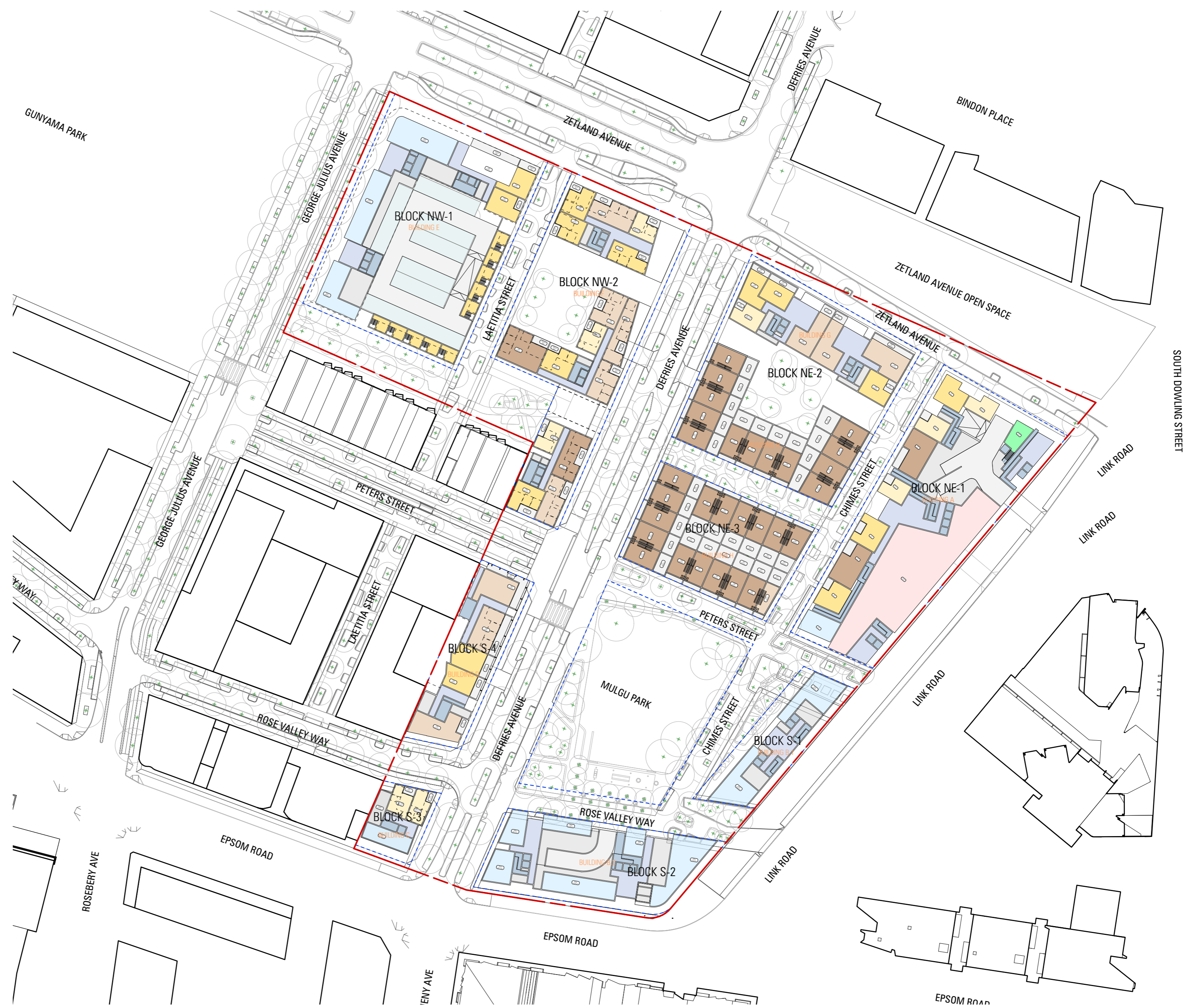
LEGEND



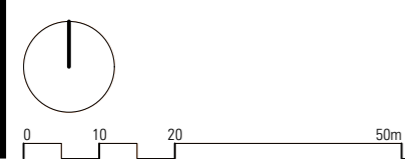
LEGEND

REVISIONS	UPDATED MIX
A 16/6/2022	SUBMISSION 01
B 10/7/2022	





LEGEND



**MAKO ARCHITECTURE**  
 SUITE 108  
 59 MARLBOROUGH ST  
 SURRY HILLS NSW 2010  
 ARCH. REG. NO. 8886[NSW] 19020[VIC]  
 WWW.MAKOARCHITECTURE.COM.AU

STUDIO 5 LEVEL 1 BAILEYS ARCADE  
 131-157 LONDON CIRCUIT  
 CANBERRA CITY 2601  
 2569[ACT]

PROJECT DETAILS  
 SUTTON SITE  
 ZETLAND  
 by  
 MERITON

NOTES  
 all dimensions in millimetres unless otherwise noted  
 check all dimensions on site prior to construction  
 work to figured dimensions. do not scale off drawings

to be read in conjunction with the complete documentation package including, but not limited to, all consultant drawings, specifications, reports and consent conditions  
 report all discrepancies to the project manager

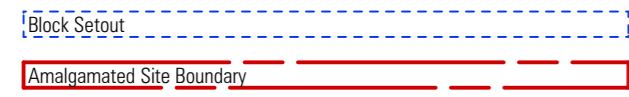
LEGEND

REVISIONS	UPDATED MIX	STATUS
A 16/6/2022	SUBMISSION 01	REFERENCE DESIGN
B 10/7/2022	SUBMISSION 01	DATE 10/7/2022

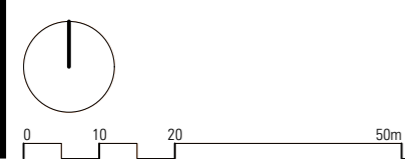
LEVEL 01\_GROUND  
 2129A 11002 B

2129\_REFERENCE SCHEME - COMPILED.vwx





LEGEND



**MAKO ARCHITECTURE**  
 SUITE 108  
 59 MARLBOROUGH ST  
 SURRY HILLS NSW 2010  
 ARCH. REG. NO. 8886[NSW] 19020[VIC]  
 WWW.MAKOARCHITECTURE.COM.AU

STUDIO 5 LEVEL 1 BAILEYS ARCADE  
 131-157 LONDON CIRCUIT  
 CANBERRA CITY 2601  
 2569[ACT]

PROJECT DETAILS  
 SUTTON SITE  
 ZETLAND  
 by  
 MERITON

NOTES  
 all dimensions in millimetres unless otherwise noted  
 check all dimensions on site prior to construction  
 work to figured dimensions. do not scale off drawings

to be read in conjunction with the complete documentation package including, but not limited to, all consultant drawings, specifications, reports and consent conditions  
 report all discrepancies to the project manager

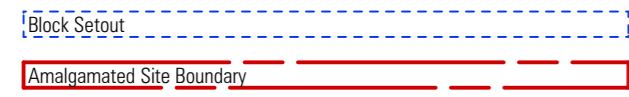
LEGEND

REVISIONS	UPDATED MIX
A 16/6/2022	SUBMISSION 01
B 10/7/2022	SUBMISSION 01

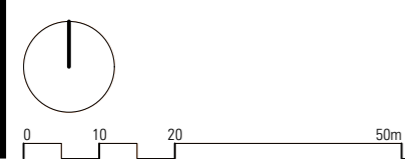
TYPICAL LEVELS 02-04  
 2129 A 11003 B

STATUS  
**REFERENCE DESIGN**  
 DATE  
 10/7/2022  
 2129\_REFERENCE SCHEME - COMPILED.vwx





LEGEND



**MAKO ARCHITECTURE**  
 SUITE 108  
 59 MARLBOROUGH ST  
 SURRY HILLS NSW 2010  
 ARCH. REG. NO. 8886[NSW] 19020[VIC]  
 WWW.MAKOARCHITECTURE.COM.AU

STUDIO 5 LEVEL 1 BAILEYS ARCADE  
 131-157 LONDON CIRCUIT  
 CANBERRA CITY 2601  
 2569[ACT]

PROJECT DETAILS  
 SUTTON SITE  
 ZETLAND  
 by  
 MERITON

NOTES  
 all dimensions in millimetres unless otherwise noted  
 check all dimensions on site prior to construction  
 work to figured dimensions. do not scale off drawings

to be read in conjunction with the complete documentation package including, but not limited to, all consultant drawings, specifications, reports and consent conditions  
 report all discrepancies to the project manager

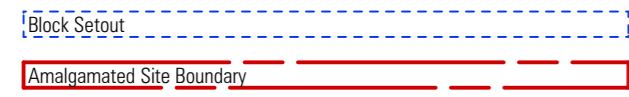
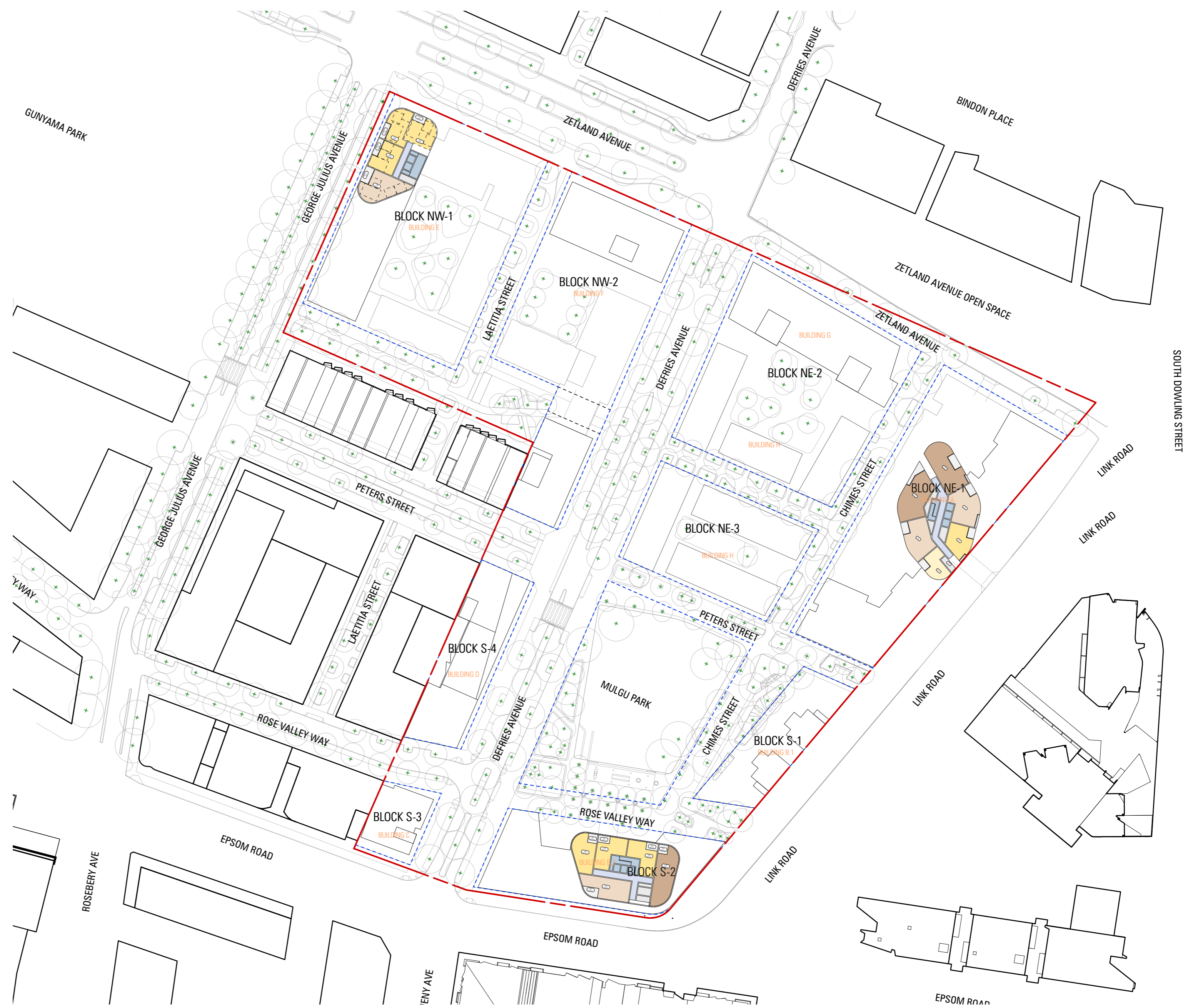
LEGEND

REVISIONS	UPDATED MIX	STATUS
A 16/6/2022	SUBMISSION 01	REFERENCE DESIGN
B 10/7/2022	SUBMISSION 01	DATE 10/7/2022

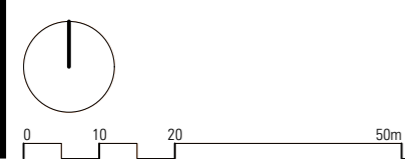
TYPICAL LEVELS 05-09  
 2129 A 11004 B

2129\_REFERENCE SCHEME - COMPILED.vwx





**LEGEND**



**MAKO ARCHITECTURE**  
 SUITE 108  
 59 MARLBOROUGH ST  
 SURRY HILLS NSW 2010  
 ARCH. REG. NO. 8886[NSW] 19020[VIC]  
 WWW.MAKOARCHITECTURE.COM.AU

STUDIO 5 LEVEL 1 BAILEYS ARCADE  
 131-157 LONDON CIRCUIT  
 CANBERRA CITY 2601  
 2569[ACT]

**PROJECT DETAILS**  
 SUTTON SITE  
 ZETLAND  
 for  
 MERITON

**NOTES**  
 all dimensions in millimetres unless otherwise noted  
 check all dimensions on site prior to construction  
 work to figured dimensions. do not scale off drawings

to be read in conjunction with the complete documentation package including, but not limited to, all consultant drawings, specifications, reports and consent conditions  
 report all discrepancies to the project manager

**LEGEND**

REVISIONS	UPDATED MIX	STATUS
A	16/6/2022	SUBMISSION 01
B	10/7/2022	SUBMISSION 01

**TYPICAL LEVELS - TOWERS**  
**2129A 11005 B**

**REFERENCE DESIGN**  
 DATE  
 10/7/2022  
 2129\_REFERENCE SCHEME - COMPILED.vwx

**BLOCK S-1**

	1 Bed	1 Bed + Study	2 Bed	3 Bed	4 Bed	TOTAL
LEVEL 08	0	0	3	2	1	6
LEVEL 07	0	1	4	2	0	7
LEVEL 06	0	1	4	2	0	7
LEVEL 05	0	1	4	2	0	7
LEVEL 04	0	1	4	2	0	7
LEVEL 03	0	1	4	2	0	7
LEVEL 02	0	1	4	2	0	7
GROUND - LEVEL 01	0	0	0	0	0	0
<b>TOTAL</b>	<b>0</b>	<b>6</b>	<b>27</b>	<b>14</b>	<b>1</b>	<b>48</b>
DISTRIBUTION	0%	12%	56%	29%	2%	

GFA	NSA	Natural Vent	Solar Access 2hr	PARKING
693.5sqm	607.3sqm	6	6	VISITOR @ 0.067 0.000
690.4sqm	605.3sqm	5	7	VISITOR @ 0.125 2.250
690.4sqm	605.3sqm	5	7	VISITOR @ 0.200 6.000
690.4sqm	605.3sqm	5	7	4 BED @ 1.200 1.200
690.4sqm	605.3sqm	5	7	3 BED @ 1.200 18.600
689.5sqm	605.3sqm	5	7	2 BED @ 1.000 27.000
690.4sqm	605.3sqm	5	7	1 BED @ 0.500 3.000
408.4sqm	308.7sqm	0	0	<b>56.250</b>
<b>5238.4sqm</b>	<b>4947.8sqm</b>	<b>75.0%</b>	<b>100.0%</b>	<b>BASEMENT - LEVEL 00 0.000</b>
FSR 5.02:1				

**BLOCK NW-2**

	1 Bed	1 Bed + Study	2 Bed	3 Bed	4 Bed	TOTAL
LEVEL 08	0	0	5	3	1	9
LEVEL 07	0	1	7	6	1	15
LEVEL 06	0	1	7	6	1	15
LEVEL 05	0	1	7	6	1	15
LEVEL 04	0	1	8	6	2	17
LEVEL 03	0	1	8	6	2	17
LEVEL 02	0	1	6	6	2	15
GROUND - LEVEL 01	0	3	5	5	2	15
<b>TOTAL</b>	<b>0</b>	<b>6</b>	<b>53</b>	<b>44</b>	<b>12</b>	<b>118</b>
DISTRIBUTION	0%	8%	45%	37%	10%	

GFA	NSA	Natural Vent	Solar Access 2hr	PARKING
935.4sqm	834.6sqm	9	9	VISITOR @ 0.067
1535.5sqm	1349.8sqm	11	11	VISITOR @ 0.125
1535.5sqm	1349.8sqm	11	11	VISITOR @ 0.200
1535.5sqm	1349.8sqm	11	11	4 BED @ 1.200
1801.4sqm	1588.3sqm	11	12	3 BED @ 1.200
1801.4sqm	1588.3sqm	11	12	2 BED @ 1.000
1632.3sqm	1422.2sqm	12	11	1 BED @ 0.500
1629.7sqm	1356.3sqm	12	7	
<b>12481.7sqm</b>	<b>10848.1sqm</b>	<b>74.6%</b>	<b>71.2%</b>	<b>BASEMENT - LEVEL 00 0.000</b>
FSR 3.08:1				

**BLOCK S-2 - PODIUM + TOWER**

	1 Bed	1 Bed + Study	2 Bed	3 Bed	4 Bed	TOTAL
LEVEL 14	0	0	3	1	1	5
LEVEL 13	0	0	3	1	1	5
LEVEL 12	0	0	3	1	1	5
LEVEL 11	0	0	3	1	1	5
LEVEL 10	0	0	3	1	1	5
LEVEL 09	0	0	3	1	1	5
LEVEL 08	0	0	5	2	0	7
LEVEL 07	0	0	5	2	2	9
LEVEL 06	0	1	4	6	1	12
LEVEL 05	0	1	4	6	1	12
LEVEL 04	0	1	4	6	0	11
LEVEL 03	0	1	4	6	0	11
LEVEL 02	0	1	4	6	0	11
GROUND - LEVEL 01	0	0	0	0	0	0
<b>TOTAL</b>	<b>0</b>	<b>5</b>	<b>48</b>	<b>40</b>	<b>10</b>	<b>103</b>
DISTRIBUTION	0%	5%	47%	39%	10%	

GFA	NSA	Natural Vent	Solar Access 2hr	PARKING
551.5sqm	478.0sqm	3	5	
551.5sqm	478.0sqm	3	5	
551.5sqm	478.0sqm	3	5	
551.5sqm	478.0sqm	3	5	
551.5sqm	478.0sqm	3	5	
551.5sqm	478.0sqm	3	5	
676.8sqm	579.8sqm	4	6	VISITOR @ 0.067 2.211
1042.3sqm	904.7sqm	5	7	VISITOR @ 0.125 5.000
1257.8sqm	1104.4sqm	7	9	VISITOR @ 0.200 6.000
1257.8sqm	1104.4sqm	7	9	4 BED @ 1.200 12.000
1257.8sqm	1104.4sqm	7	9	3 BED @ 1.200 48.000
1257.8sqm	1104.4sqm	7	9	2 BED @ 1.000 48.000
1257.8sqm	1104.4sqm	7	9	1 BED @ 0.500 2.500
883.7sqm	676.8sqm	0	0	<b>123.711</b>
<b>12281.2sqm</b>	<b>10551.1sqm</b>	<b>69.2%</b>	<b>85.4%</b>	<b>BASEMENT - LEVEL 00 0.000</b>
FSR 11.70:1				

**BLOCK S-3**

	1B+MPR	TOTAL
LEVEL 07	4	4
LEVEL 06	4	4
LEVEL 05	4	4
LEVEL 04	4	4
LEVEL 03	4	4
LEVEL 02	4	4
GROUND - LEVEL 01	2	2
<b>TOTAL</b>	<b>26</b>	<b>26</b>
DISTRIBUTION	100%	

GFA	NSA	Natural Vent	Solar Access 2hr	PARKING
273.6sqm	246.9sqm	3	3	VISITOR @ 0.067 0.000
273.6sqm	246.9sqm	3	3	VISITOR @ 0.125 0.000
273.6sqm	246.9sqm	3	3	VISITOR @ 0.200 0.000
273.6sqm	246.9sqm	3	3	4 BED @ 1.200 0.000
273.6sqm	246.9sqm	3	3	3 BED @ 1.200 0.000
273.6sqm	246.9sqm	3	3	2 BED @ 1.000 0.000
273.6sqm	246.9sqm	3	3	1 BED @ 0.500 0.000
245.7sqm	206.0sqm	1	2	<b>0.800</b>
<b>1887.4sqm</b>	<b>1688.3sqm</b>	<b>73.1%</b>	<b>76.9%</b>	<b>BASEMENT - LEVEL 00 0.000</b>
FSR 3.73:1				

**BLOCK S-4**

	1 Bed	1 Bed + Study	2 Bed	3 Bed	4 Bed	TOTAL
LEVEL 08	0	1	0	1	0	2
LEVEL 07	0	2	2	1	0	5
LEVEL 06	0	2	2	1	0	5
LEVEL 05	0	3	4	1	0	8
LEVEL 04	0	3	4	1	0	8
LEVEL 03	0	3	4	1	0	8
LEVEL 02	0	3	4	1	0	8
GROUND - LEVEL 01	0	0	2	3	0	5
<b>TOTAL</b>	<b>0</b>	<b>17</b>	<b>22</b>	<b>10</b>	<b>0</b>	<b>49</b>
DISTRIBUTION	0%	35%	45%	20%	0%	

GFA	NSA	Natural Vent	Solar Access 2hr	PARKING
179.8sqm	159.2sqm	2	2	VISITOR @ 0.067 1.407
451.6sqm	392.4sqm	5	4	VISITOR @ 0.125 5.000
451.6sqm	392.4sqm	5	4	VISITOR @ 0.200 6.000
451.6sqm	614.7sqm	5	7	4 BED @ 1.200 0.000
697.2sqm	614.7sqm	5	7	3 BED @ 1.200 12.000
697.2sqm	614.7sqm	5	7	2 BED @ 1.000 22.000
697.2sqm	614.7sqm	5	5	1 BED @ 0.500 8.500
637.9sqm	515.6sqm	4	0	<b>52.893</b>
<b>4264.8sqm</b>	<b>3918.4sqm</b>	<b>73.5%</b>	<b>73.5%</b>	<b>BASEMENT - LEVEL 00 0.000</b>
FSR 3.33:1				

**BLOCK NW-1 - PODIUM + TOWER**

	1 Bed	1 Bed + Study	2 Bed	3 Bed	4 Bed	TOTAL
LEVEL 14	0	0	3	1	0	4
LEVEL 13	0	0	3	1	0	4
LEVEL 12	0	0	3	1	0	4
LEVEL 11	0	0	3	1	0	4
LEVEL 10	0	0	3	1	0	4
LEVEL 09	0	0	3	2	2	7
LEVEL 08	0	3	14	0	0	17
LEVEL 07	0	3	14	0	0	17
LEVEL 06	0	3	14	0	0	17
LEVEL 05	0	3	14	0	0	17
LEVEL 04	0	3	14	0	0	17
LEVEL 03	0	3	24	0	0	27
LEVEL 02	0	3	11	0	0	14
GROUND - LEVEL 01	0	0	2	0	1	3
<b>TOTAL</b>	<b>0</b>	<b>21</b>	<b>125</b>	<b>7</b>	<b>3</b>	<b>156</b>
DISTRIBUTION	0%	13%	80%	4%	2%	

GFA	NSA	Natural Vent	Solar Access 2hr	PARKING
391.7sqm	353.8sqm	3	4	
391.7sqm	353.8sqm	3	4	
391.7sqm	353.8sqm	3	4	
391.7sqm	353.8sqm	3	4	
391.7sqm	353.8sqm	3	4	
799.2sqm	702.3sqm	5	7	
1489.6sqm	1309.4sqm	9	13	VISITOR @ 0.670 20.100
1489.6sqm	1309.4sqm	9	13	VISITOR @ 0.125 5.000
1489.6sqm	1309.4sqm	9	13	VISITOR @ 0.200 6.000
1489.6sqm	1309.4sqm	9	13	4 BED @ 1.200 3.600
1489.6sqm	1309.4sqm	9	13	3 BED @ 1.200 8.400
1919.3sqm	1792.4sqm	19	17	2 BED @ 1.000 125.000
1574.0sqm	1274.3sqm	6	12	1 BED @ 0.500 10.500
1334.3sqm	1007.0sqm	2	2	<b>178.600</b>
<b>15033.2sqm</b>	<b>13891.8sqm</b>	<b>58.0%</b>	<b>78.0%</b>	<b>BASEMENT - LEVEL 00 0.000</b>
FSR 3.32:1				

RESI - APARTMENTS	BH Rooms	1 Bed	1 Bed + Study	2 Bed	3 Bed	4 Bed	TOTAL	GFA	RETAIL	ELC
BLOCK NE-2	0	0	8	35	23	2	68	7196.7		
BLOCK NE-1	0	0	38	89	46	43	216	26098	1142	1117
BLOCK NW-2	0	0	9	53	44	12	118	12401.7		
BLOCK NW-1	0	0	21	125	7	3	156	15033	516	
BLOCK S-4	0	0	17	22	10	0	49	4264		
BLOCK S-3	0	0	26	0	0	0	26	1887	87	
BLOCK S-2	0	0	5	48	40	10	103	12201	526	
BLOCK S-1	0	0	6	27	14	1	48	5239	308	
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>130</b>	<b>399</b>	<b>194</b>	<b>71</b>	<b>784</b>	<b>84320.4</b>	<b>2579</b>	<b>1117</b>
DISTRIBUTION	0.0%	0.0%	16.6%	50.9%	23.5%	9.1%				

RESI - TOWNHOUSE	BH Rooms	1 Bed	1 Bed + Study	2 Bed	3 Bed	4 Bed	TOTAL	GFA	RETAIL	ELC
BLOCK NE-3	0	0	0	0	1	29	30	5604.2		

FSR: 2.20 -1

**SUMMARY**

**MAKO ARCHITECTURE**  
 SUITE 108  
 59 MARLBOROUGH ST  
 SURRY HILLS NSW 2010  
 ARCH. REG. NO. 8886[NSW] 19020[VIC]  
 WWW.MAKOARCHITECTURE.COM.AU

STUDIO 5 LEVEL 1 BAILEYS ARCADE  
 131-157 LONDON CIRCUIT  
 CANBERRA CITY 2601  
 2569[ACT]

PROJECT DETAILS  
 SUTTON SITE  
 ZETLAND  
 for  
 MERITON

NOTES  
 all dimensions in millimetres unless otherwise noted  
 check all dimensions on site prior to construction  
 work to figured dimensions. do not scale off drawings

to be read in conjunction with the complete documentation package including, but not limited to, all consultant drawings, specifications, reports and consent conditions  
 report all discrepancies to the project manager

LEGEND

REVISIONS  
 A 16/6/2022 UPDATED MIX  
 B 10/7/2022 SUBMISSION 01

STATUS  
**REFERENCE DESIGN**  
 DATE  
 10/7/2022

2129\_REFERENCE SCHEME - COMPILED.vwx

**METRICS**  
**2129 A 1200 B**