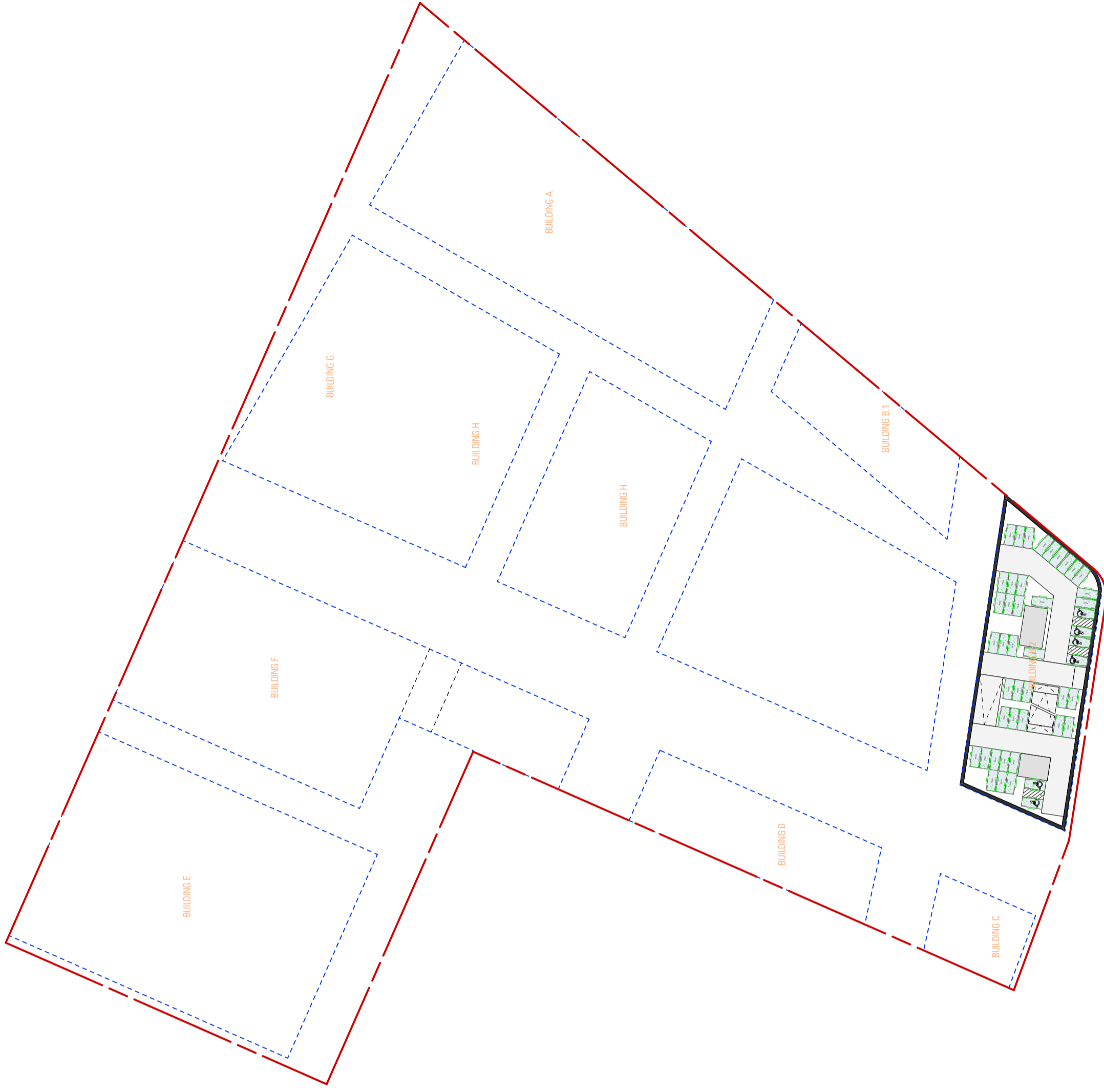


Attachment C

Indicative Reference Design Drawings



- Storage Cages / Bike Parking
- End of Trip Facilities
- Visitor Parking
- Carshare parking
- Retail/Childcare Parking
- Loading Bay / Service Bay
- Residential Private Car Space
- Block Segregate
- Amalgamated Site Boundary

LEGEND



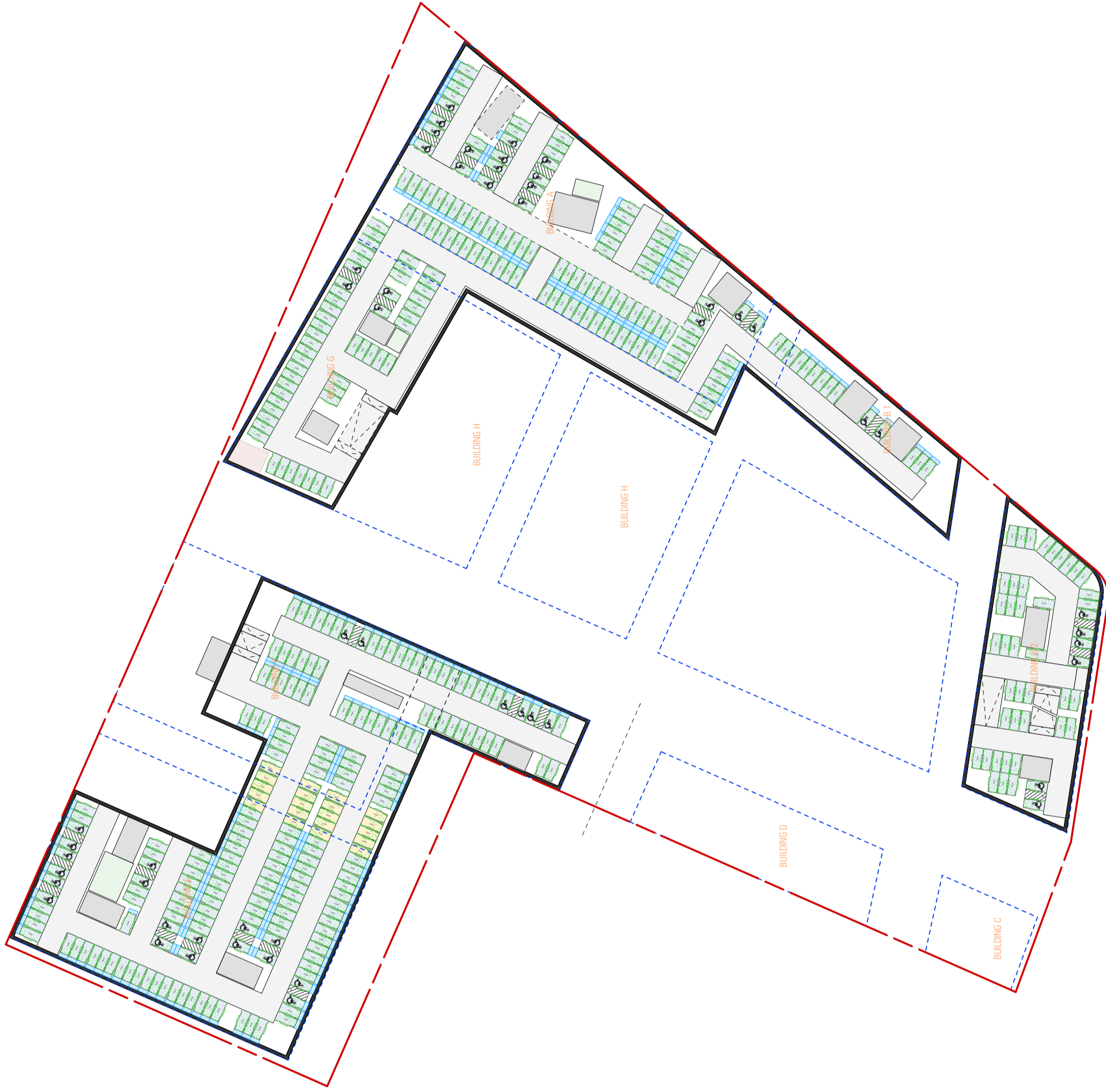
PROJECT DETAILS
 SUTTON SITE
 ZETLAND
 by
 NERIDON

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 set of drawings and specifications, reports and consent conditions
 report all discrepancies to the project manager

LEGEND

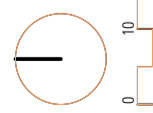
REVISIONS	REVISED	STATUS
A	5/6/2023	REFERENCE DESIGN
		DATE
		12/4/2024
		2129_BASMENT1.vwk

LEVEL 098_BASEMENT
2129A 11098 A



- Storage Cages / Bike Parking
- End of Trip Facilities
- Visitor Parking
- Carshare parking
- Retail/Childcare Parking
- Loading Bay / Service Bay
- Residential Private Car Space
- Block Segregate
- Amalgamated Site Boundary

LEGEND



PROJECT DETAILS
 SUITON SITE
 ZETLAND
 by
 MERRIDON
 STUDIO 5, LEVEL 1, BAILEY'S ARCADE
 131-157, LONDON CIRCUI
 CAMBERRA CITY 2601
 26589/ACT

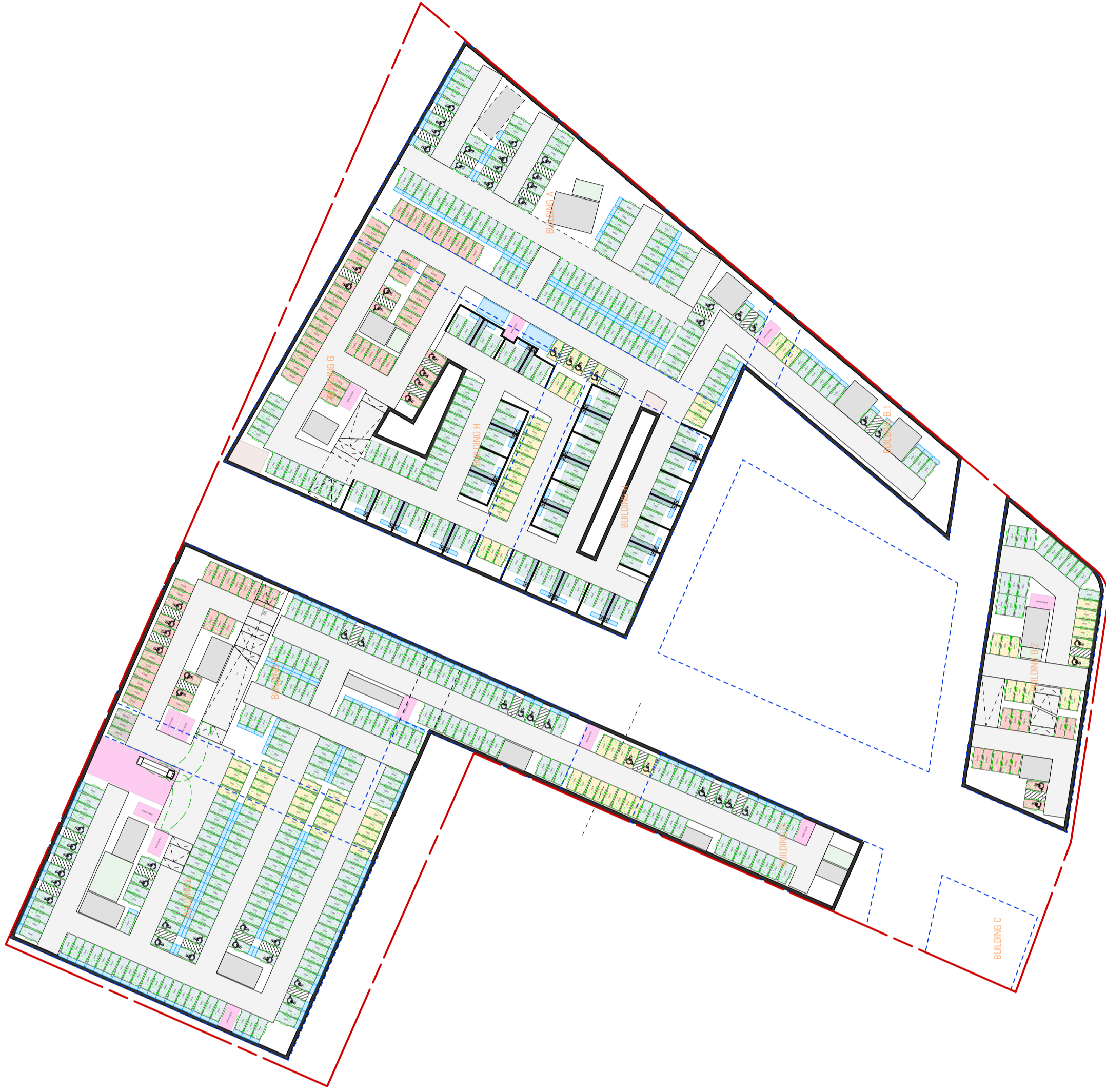
NOTES
 all dimensions in millimetres unless otherwise noted
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 set of drawings and specifications, reports
 and consent conditions
 check all dimensions on site prior to construction
 work to figured dimensions, do not scale off
 drawings
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LEGEND

REVISIONS	STATUS	
A	5/6/2023	REVISED
REFERENCE DESIGN		
	DATE	12/4/2024
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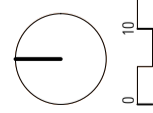
LEVEL 099_BASEMENT
2129A 11099 A

MAKO ARCHITECTURE
 SUITE 108
 59 MARLBOROUGH ST
 SHIRLEY HILLS NSW 2010
 ARCH. REG. NO. 8886(NSW) 19020(VIC)
 WWW.MAKOARCHITECTURE.COM.AU



- Storage Cages / Bike Parking
- End of Trip Facilities
- Visitor Parking
- Careshare parking
- Retail/Childcare Parking
- Loading Bay / Service Bay
- Residential Private Car Space
- Bike Storage
- Amalgamated Site Boundary

LEGEND



PROJECT DETAILS
 SUITON SITE
 ZETLAND
 by
 MERRIDON
 STUDIO 5, LEVEL 1, BAILEY'S ARCADE
 131-157, LONDON CIRCUI
 CAMBERRA CITY 2601
 26069/ACT

NOTES
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 set of drawings and specifications, reports
 and consent conditions
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 drawings
 report all discrepancies to the project manager

LEGEND

REVISIONS	STATUS
A	REVISED
DATE	
12/4/2024	
DRAWN BY	
2129A_11100_A	

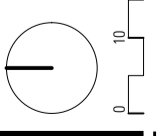
LEVEL 100_BASEMENT
2129A 11100 A

REFERENCE DESIGN
 2129A_11100_A



Vertical Transport and Egress
Residential Lobbies
4 Bedroom Dwelling
3 Bedroom Dwelling
2 Bedroom Dwelling
1 Bedroom Dwelling
Supermarket
Early Learning
Retail / Commercial
Block Segregate
Amalgamated Site Boundary

LEGEND



PROJECT DETAILS
 SUTTON SITE
 ZETLAND
 MAKO ARCHITECTURE
 SUITE 108
 59 MARLBOROUGH ST
 SURREY HILLS NSW 2010
 ARCH. REG. NO. 8886(NSW) 19020(VIC)
 WWW.MAKOARCHITECTURE.COM.AU

NOTES
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LEGEND

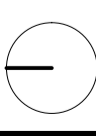
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C	10/7/2022	NO AFFORDABLE HOUSING
D	5/6/2023	NO AFFORDABLE HOUSING
E	12/4/2024	NO AFFORDABLE HOUSING

LEVEL 01_GROUND
 2129- A 11001 E
 2129_REFERENCE SCHEME - COMPLETED



Vertical Transport and Egress	Blue
Residential Lobbies	Light Blue
4 Bedroom Dwelling	Dark Blue
3 Bedroom Dwelling	Medium Blue
2 Bedroom Dwelling	Light Blue
1 Bedroom Dwelling	Very Light Blue
Supermarket	Green
Early Learning	Light Green
Retail / Commercial	Yellow
Block Segregate	Blue Dashed
Amalgamated Site Boundary	Red Dashed

LEGEND



PROJECT DETAILS
 SUTTON SITE
 ZETLAND
 131-157 LONDON CIRCUI
 CAMBERRA CITY 2601
 25689/ACT

NOTES
 all dimensions in millimetres unless otherwise noted
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LEGEND

REVISIONS	UPDATED MK	STATUS	REFERENCE DESIGN
A	16/6/2022	SUBMISSION 01	12/4/2024
B	10/7/2022	REVISED SCHEME	
C	12/10/2022	REVISED	
D	5/6/2023	NO AFFORDABLE HOUSING	
E	12/4/2024	NO AFFORDABLE HOUSING	

LEVEL 01M MEZZANINE
 2129- A 11001M E



LEGEND

- Vertical Transport and Egress
- Residential Lobbies
- 4 Bedroom Dwelling
- 3 Bedroom Dwelling
- 2 Bedroom Dwelling
- 1 Bedroom Dwelling
- Supermarket
- Early Learning
- Retail / Commercial
- Block Segregate
- Amalgamated Site Boundary

PROJECT DETAILS

SUTTON SITE
ZETLAND

STUDIO 5, LEVEL 1, BAILEY'S ARCADE
131-157 LONDON CIRCUI
CAMBERRA CITY 2601

2569/ACT

50m
20
10

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

LEGEND

to be read in conjunction with the complete set of drawings and specifications, reports and consent conditions
report all discrepancies to the project manager

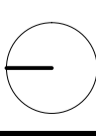
REVISIONS

REVISIONS	DATE	DESCRIPTION
A	16/6/2022	UPDATED MK
B	10/7/2022	SUBMISSION 01
C	12/10/2022	REVISED SCHEME
D	5/6/2023	NO AFFORDABLE HOUSING
E	12/4/2024	NO AFFORDABLE HOUSING



Vertical Transport and Egress	Blue
Residential Lobbies	Light Blue
4 Bedroom Dwelling	Dark Brown
3 Bedroom Dwelling	Light Brown
2 Bedroom Dwelling	Yellow
1 Bedroom Dwelling	Light Yellow
Supermarket	Teal
Early Learning	Green
Retail / Commercial	Light Blue
Block Segregate	Blue Dashed
Amalgamated Site Boundary	Red Dashed

LEGEND



PROJECT DETAILS
 SUTTON SITE
 ZETLAND
 MERRIDON

STUDIO 5, LEVEL 1, BAILEY'S ARCADE
 131-157, LONDON CIRCUS
 CAMBERRA, CITY 2601
 256591ACT

NOTES
 all dimensions in millimetres unless otherwise noted
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 check all dimensions on site prior to construction
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LEGEND

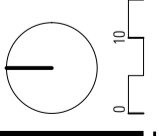
REVISIONS	UPDATED MK	STATUS
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B	10/7/2022	NO AFFORDABLE HOUSING
C	12/12/2022	NO AFFORDABLE HOUSING
D	5/6/2023	NO AFFORDABLE HOUSING
E	12/4/2024	NO AFFORDABLE HOUSING

2129- A 11003 E
 LEVEL 03
 2129- A 11003 E
 2129_REFERENCE SCHEME - COMPLETED



Vertical Transport and Egress	Blue
Residential Lobbies	Light Blue
4 Bedroom Dwelling	Dark Brown
3 Bedroom Dwelling	Light Brown
2 Bedroom Dwelling	Yellow
1 Bedroom Dwelling	Light Yellow
Supermarket	Teal
Early Learning	Green
Retail / Commercial	Light Blue
Block Segregate	Blue Dashed
Amalgamated Site Boundary	Red Dashed

LEGEND



PROJECT DETAILS
 SUTTON SITE
 ZETLAND
 STUDIO 5, LEVEL 1, BAILEY'S ARCADE
 131-157, LONDON CIRCUI
 CAMBERRA CITY 2601
 256591ACT
 MENTION

NOTES
 all dimensions in millimetres unless otherwise noted
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 set of drawings and specifications, reports
 and consent conditions
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 drawings
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LEGEND

REVISIONS	UPDATED MK	STATUS
A	16/6/2022	REFERENCE DESIGN
B	10/7/2022	NO AFFORDABLE HOUSING
C	12/12/2022	NO AFFORDABLE HOUSING
D	5/6/2023	NO AFFORDABLE HOUSING
E	12/4/2024	NO AFFORDABLE HOUSING

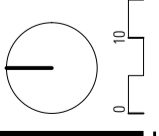
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 LEVEL 04
 2129- A 11004 E
 12/4/2024
 2129_REFERENCE SCHEME - COMPLETED



SOUTH DOWLING STREET

Vertical Transport and Egress
Residential Lobbies
4 Bedroom Dwelling
3 Bedroom Dwelling
2 Bedroom Dwelling
1 Bedroom Dwelling
Supermarket
Early Learning
Retail / Commercial
Block Segregate
Amalgamated Site Boundary

LEGEND



PROJECT DETAILS
 SUTTON SITE
 ZETLAND
 MERRIDON

NOTES
 all dimensions in millimetres unless otherwise noted
 to be read in conjunction with the complete set of drawings
 check all dimensions on site prior to construction
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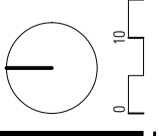
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REVISIONS	UPDATED MK	STATUS
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B	10/7/2022	REVISION 01
C	12/12/2022	REVISED SCHEME
D	5/6/2023	REVISED
E	12/4/2024	NO AFFORDABLE HOUSING

2129- A 11005 E
LEVEL 05
REFERENCE DESIGN
 2129_REFERENCE SCHEME - COMPLETED



SOUTH DOWLING STREET



Vertical Transport and Egress
Residential Lobbies
4 Bedroom Dwelling
3 Bedroom Dwelling
2 Bedroom Dwelling
1 Bedroom Dwelling
Supermarket
Early Learning
Retail / Commercial
Block Segregate
Amalgamated Site Boundary

LEGEND

PROJECT DETAILS
 SUTTON SITE
 ZETLAND
 MERRIDON

NOTES
 all dimensions in millimetres unless otherwise noted
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LEGEND

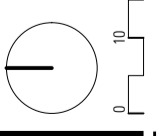
REVISIONS	UPDATED MK	STATUS
A	16/6/2022	REFERENCE DESIGN
B	10/7/2022	NO AFFORDABLE HOUSING
C	12/12/2022	NO AFFORDABLE HOUSING
D	5/6/2023	NO AFFORDABLE HOUSING
E	12/4/2024	NO AFFORDABLE HOUSING

2129- A 11006 E
 LEVEL 06
 25/6/91/ACT
 12/4/2024
 2129_REFERENCE SCHEME - COMPLETED



Vertical Transport and Egress
Residential Lobbies
4 Bedroom Dwelling
3 Bedroom Dwelling
2 Bedroom Dwelling
1 Bedroom Dwelling
Supermarket
Early Learning
Retail / Commercial
Block Segregate
Amalgamated Site Boundary

LEGEND



PROJECT DETAILS
 SUTTON SITE
 ZETLAND
 MERRIDON

NOTES
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LEGEND

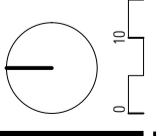
REVISIONS	UPDATED MK	STATUS
A	16/6/2022	REFERENCE DESIGN
B	10/7/2022	NO AFFORDABLE HOUSING
C	12/12/2022	NO AFFORDABLE HOUSING
D	5/6/2023	NO AFFORDABLE HOUSING
E	12/4/2024	NO AFFORDABLE HOUSING

2129- A 11007 E
 LEVEL 07
 25/6/91/ACT
 12/4/2024
 2129_REFERENCE SCHEME - COMPLETED



Vertical Transport and Egress
Residential Lobbies
4 Bedroom Dwelling
3 Bedroom Dwelling
2 Bedroom Dwelling
1 Bedroom Dwelling
Supermarket
Early Learning
Retail / Commercial
Block Segregate
Amalgamated Site Boundary

LEGEND



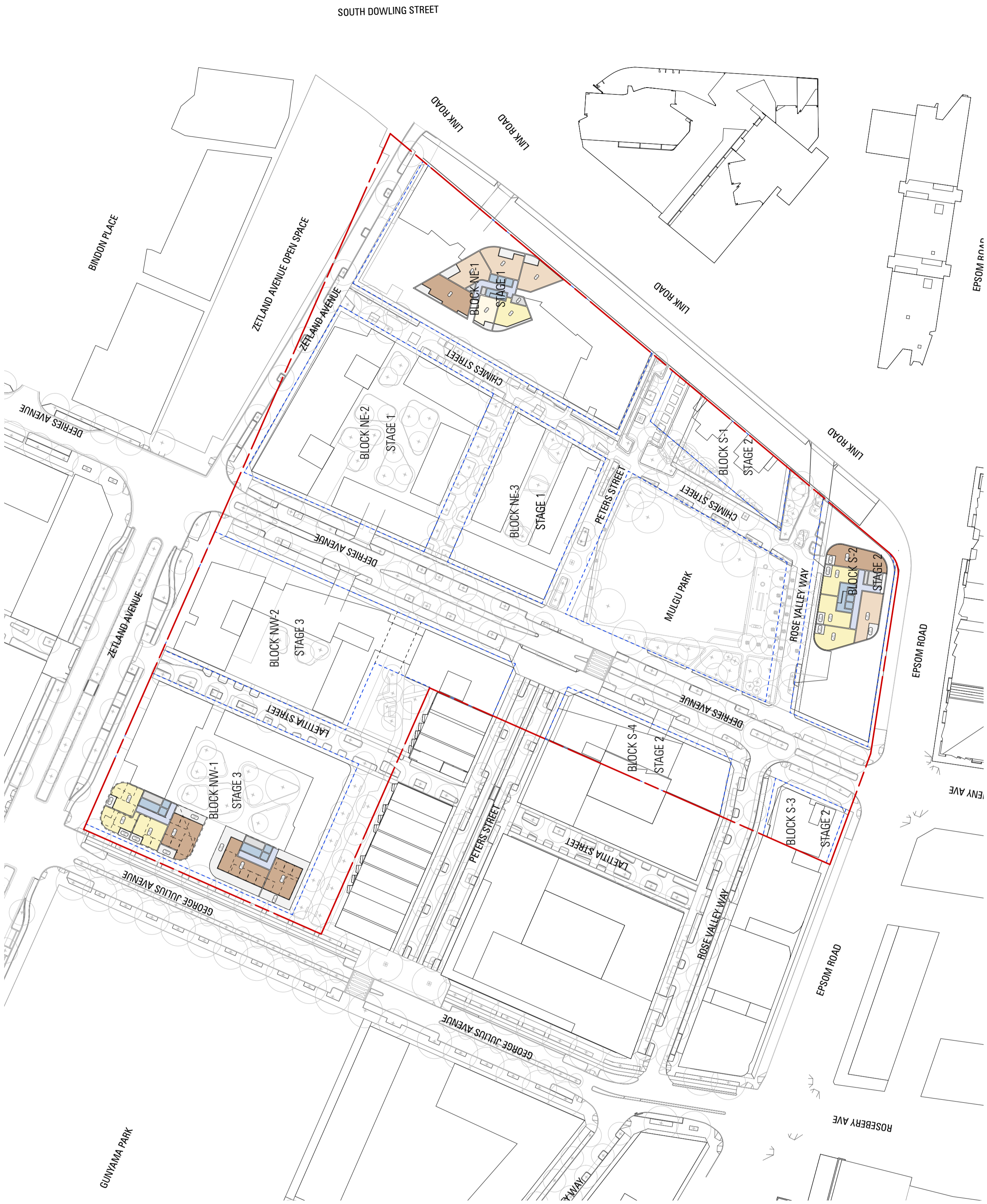
PROJECT DETAILS
 SUTTON SITE
 ZETLAND
 MENTION

NOTES
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LEGEND

REVISIONS	UPDATED MK	STATUS
A	16/6/2022	REFERENCE DESIGN
B	10/7/2022	NO AFFORDABLE HOUSING
C	12/12/2022	NO AFFORDABLE HOUSING
D	5/6/2023	NO AFFORDABLE HOUSING
E	12/4/2024	NO AFFORDABLE HOUSING

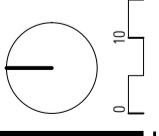
2129- A 11008 E
 LEVEL 08
 25/6/9/ACT
 12/4/2024
 2129_REFERENCE SCHEME - COMPLETED



SOUTH DOWLING STREET

Vertical Transport and Egress
Residential Lobbies
4 Bedroom Dwelling
3 Bedroom Dwelling
2 Bedroom Dwelling
1 Bedroom Dwelling
Supermarket
Early Learning
Retail / Commercial
Block Segregate
Amalgamated Site Boundary

LEGEND



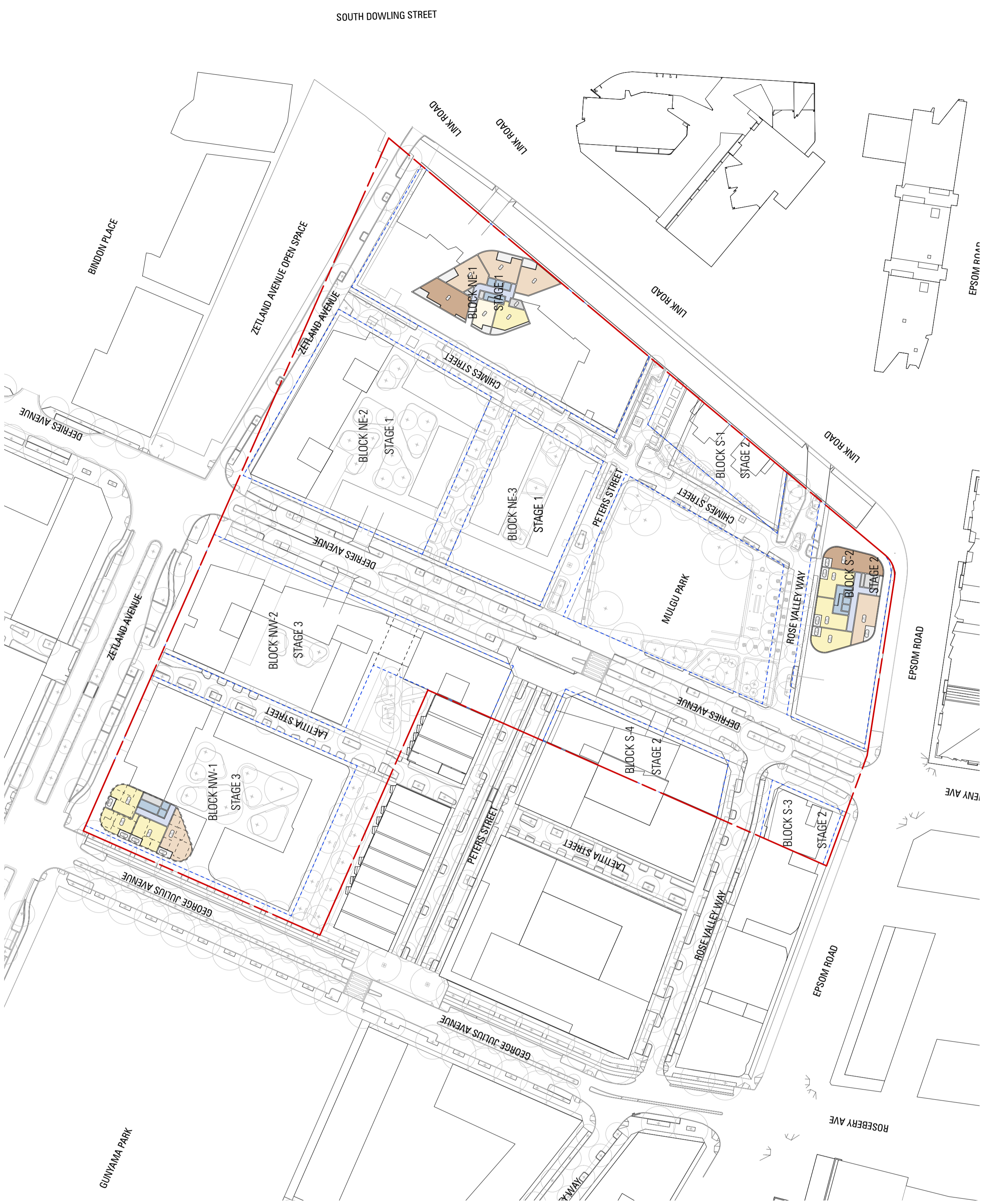
PROJECT DETAILS
 STUDIO 5 LEVEL 1 BAILEY'S ARCADE
 SUITON SITE
 ZETLAND
 131-157 LONDON CIRCUI
 CANBERRA CITY 2601
 25659/ACT

NOTES
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LEGEND

REVISIONS	UPDATED MK	STATUS
A	16/6/2022	REFERENCE DESIGN
B	10/7/2022	NO AFFORDABLE HOUSING
C	10/7/2022	NO AFFORDABLE HOUSING
D	5/6/2023	NO AFFORDABLE HOUSING
E	12/4/2024	NO AFFORDABLE HOUSING

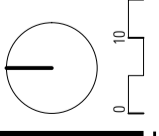
2129- A 11009 E
 LEVEL 09
 25659/ACT
 12/4/2024
 2129_REFERENCE SCHEME - COMPLETED



SOUTH DOWLING STREET

Vertical Transport and Egress
Residential Lobbies
4 Bedroom Dwelling
3 Bedroom Dwelling
2 Bedroom Dwelling
1 Bedroom Dwelling
Supermarket
Early Learning
Retail / Commercial
Block Segregate
Amalgamated Site Boundary

LEGEND



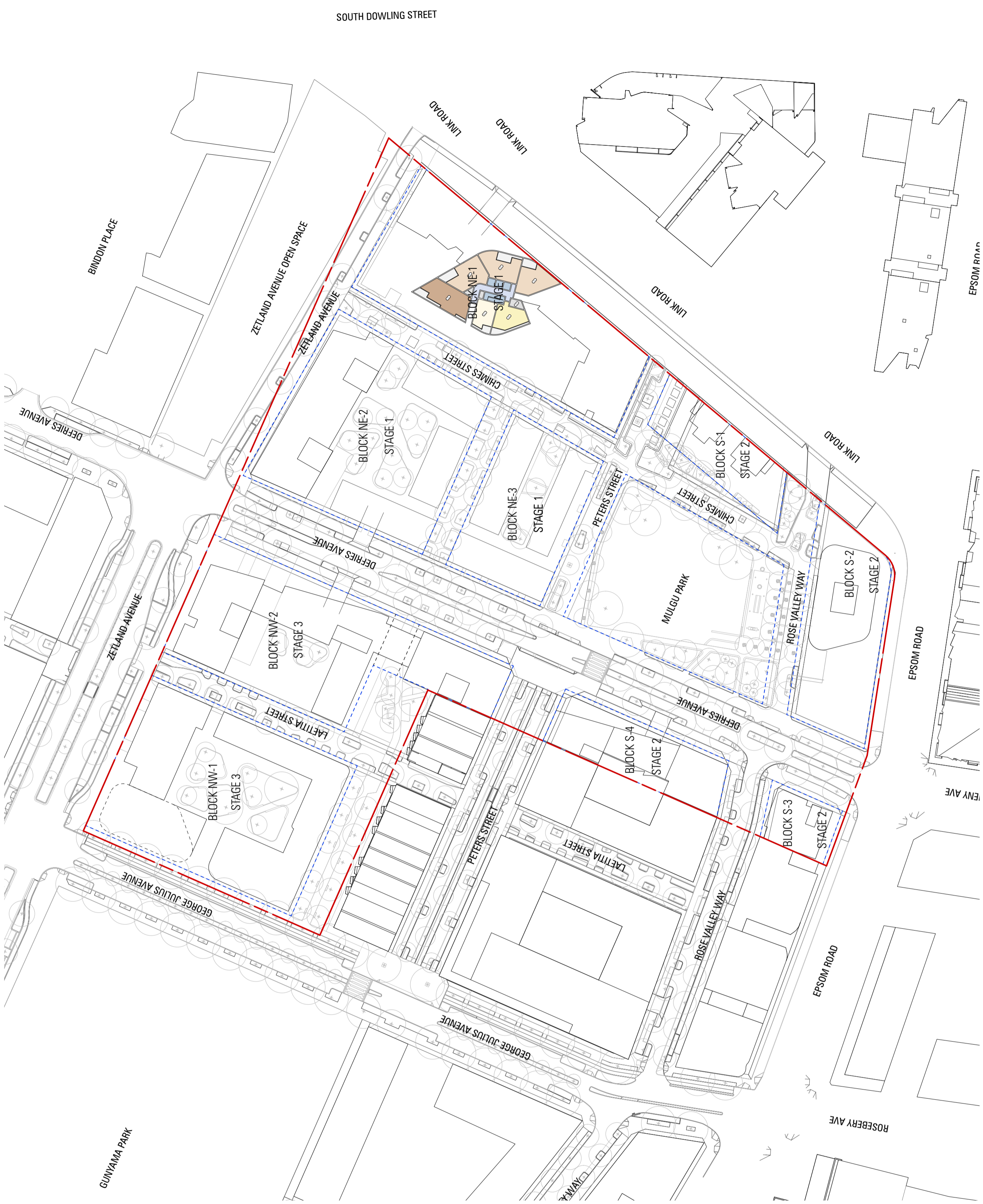
PROJECT DETAILS
 STUDIO 5 LEVEL 1 BAILEY'S ARCADE
 SUTTON SITE
 ZETLAND
 131-157 LONDON CIRCUI
 CANBERRA CITY 2601
 25659/ACT

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LEGEND

REVISIONS	UPDATED MK	STATUS
A	16/6/2022	REFERENCE DESIGN
B	10/7/2022	NO AFFORDABLE HOUSING
C	10/7/2022	NO AFFORDABLE HOUSING
D	5/6/2023	NO AFFORDABLE HOUSING
E	12/4/2024	NO AFFORDABLE HOUSING

2129- A 11010 E
 LEVEL 10-14
 2129- A 11010 E
 12/4/2024
 2129_REFERENCE SCHEME - COMPLETED



SOUTH DOWLING STREET

LEVEL 15-20
2129- A 11015 E

REVISIONS

NO.	DATE	DESCRIPTION	STATUS
A	16/6/2022	UPDATED MK	REVISION
B	10/7/2022	SUBMISSION DT	REVISION
C	10/7/2022	REVISED SCHEME	REVISION
D	5/6/2023	REVISED	REVISION
E	12/4/2024	NO AFFORDABLE HOUSING	REVISION

2129_REFERENCE SCHEME - COMPLETED

NOTES

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 check all dimensions on site prior to construction
 work to figured dimensions, do not scale off drawings
 report all discrepancies to the project manager

LEGEND

Vertical Transport and Egress
Residential Lobbies
4 Bedroom Dwelling
3 Bedroom Dwelling
2 Bedroom Dwelling
1 Bedroom Dwelling
Supermarket
Early Learning
Retail / Commercial
Block Segregate
Amalgamated Site Boundary

PROJECT DETAILS

SUTTON SITE
ZETLAND
MERRIDON

STUDIO 5 LEVEL 1 BAILEY'S ARCADE
131-157 LONDON CIRCUI
CAMBERRA CITY 2601
25659/ACT

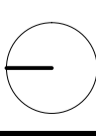
50m
20
10
0

MAKO ARCHITECTURE
 SUITE 108
 59 MARLBOROUGH ST
 SHIRLEY HILLS NSW 2010
 ARCH. REG. NO. 8868(NSW) 19020(VIC)
 WWW.MAKOARCHITECTURE.COM.AU



Vertical Transport and Egress	Blue dashed line
Residential Lobbies	Light blue solid line
4 Bedroom Dwelling	Brown solid line
3 Bedroom Dwelling	Orange solid line
2 Bedroom Dwelling	Yellow solid line
1 Bedroom Dwelling	Light yellow solid line
Supermarket	Teal solid line
Early Learning	Green solid line
Retail / Commercial	Light blue solid line
Block Segment	Blue dashed line
Amalgamated Site Boundary	Red dashed line

LEGEND



50m

20

10

0

PROJECT DETAILS

SUTTON SITE
ZETLAND
MERRIDON

STUDIO 5 LEVEL 1 BAILEY'S ARCADE
131-157 LONDON CIRCUIT
CAMBERRA CITY 2601

25659/ACT

NOTES

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check all dimensions on site prior to construction
work to figured dimensions, do not scale off drawings
report all discrepancies to the project manager

LEGEND

report all discrepancies to the project manager

REVISIONS

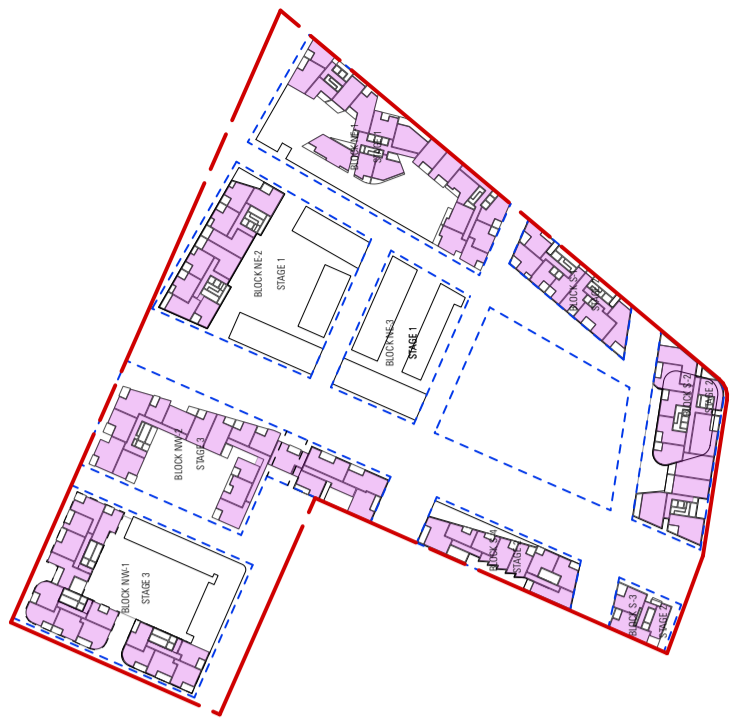
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B	10/7/2022	SUBMISSION 01
C	10/7/2022	REVISED SCHEME
D	5/6/2023	REVISED
E	12/4/2024	NO AFFORDABLE HOUSING

STATUS

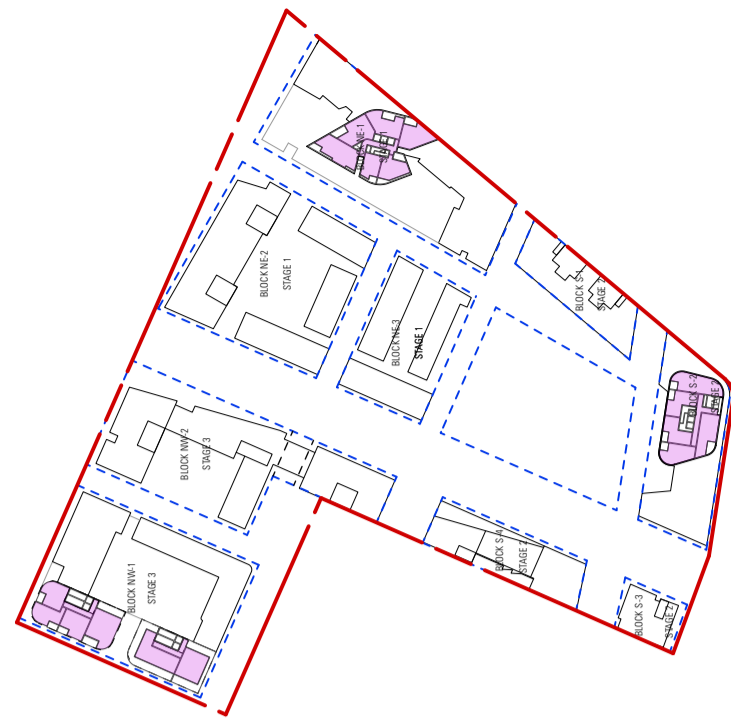
REFERENCE DESIGN
DATE: 12/4/2024
2129_REFERENCE SCHEME - COMPLETED

LEVEL 21-25

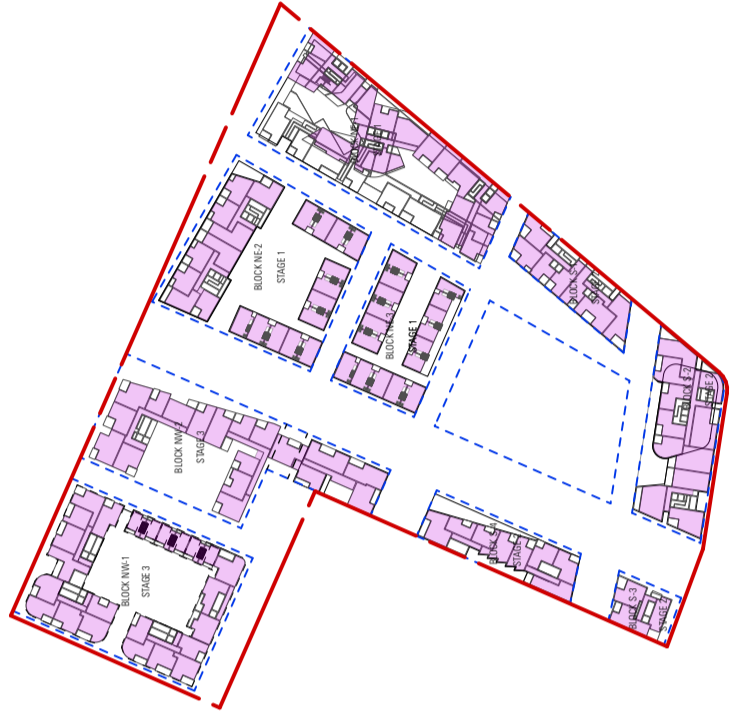
2129- A 11016 E



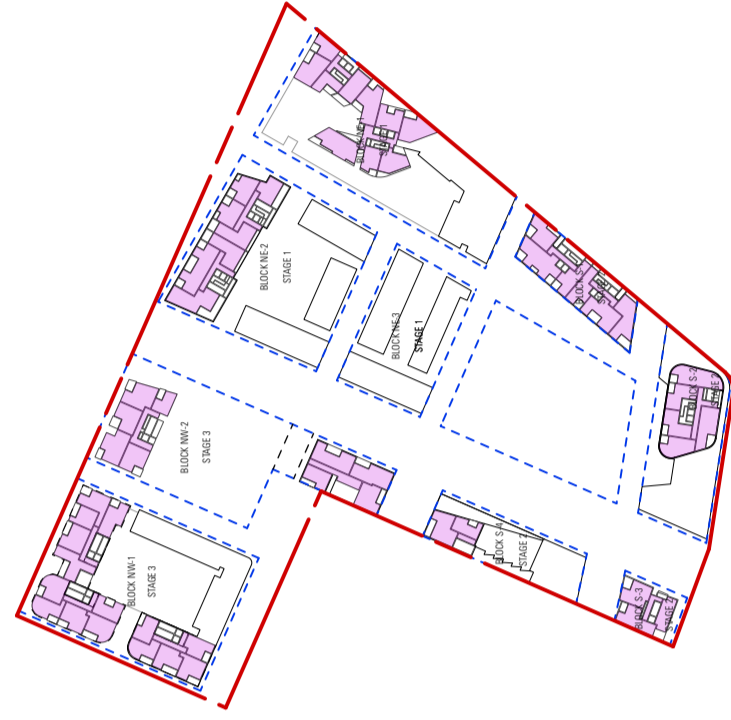
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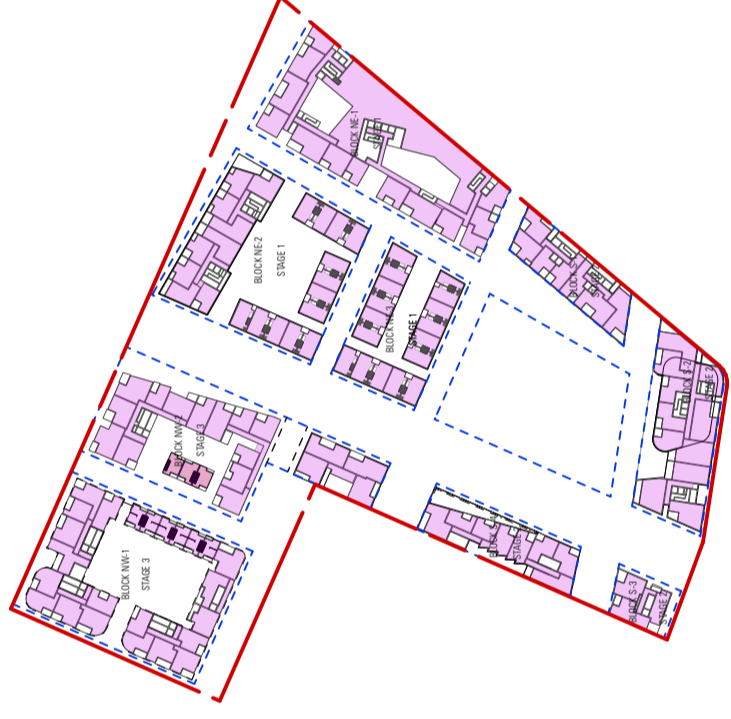
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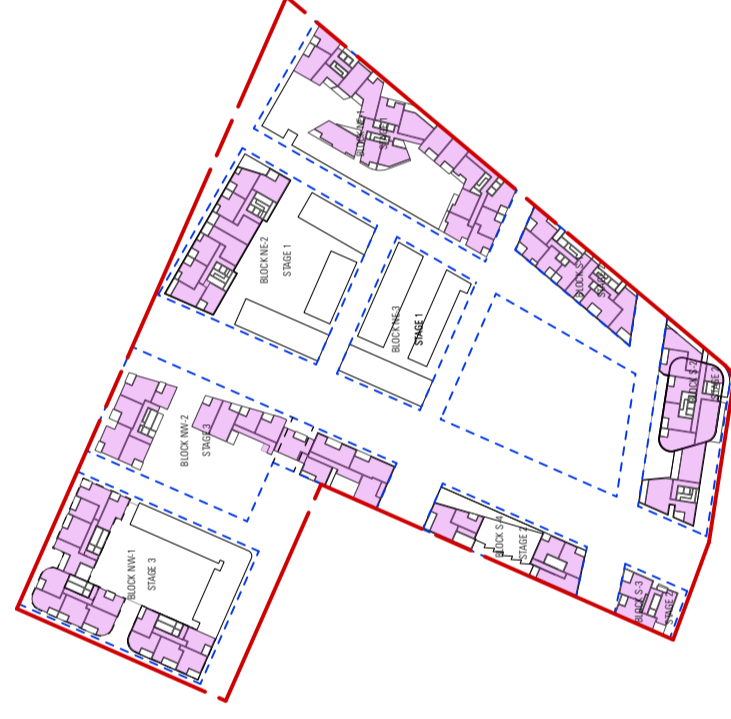
LEVEL 03



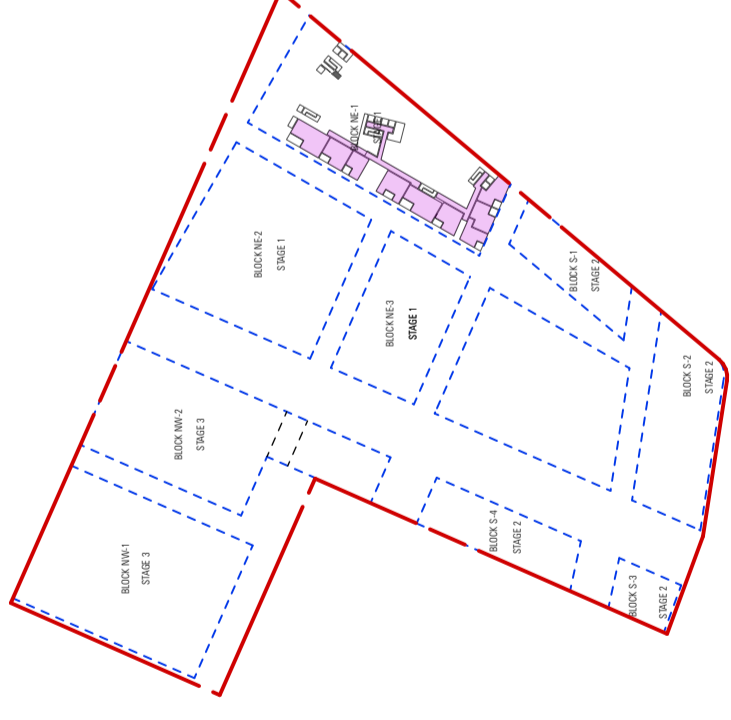
LEVEL 08



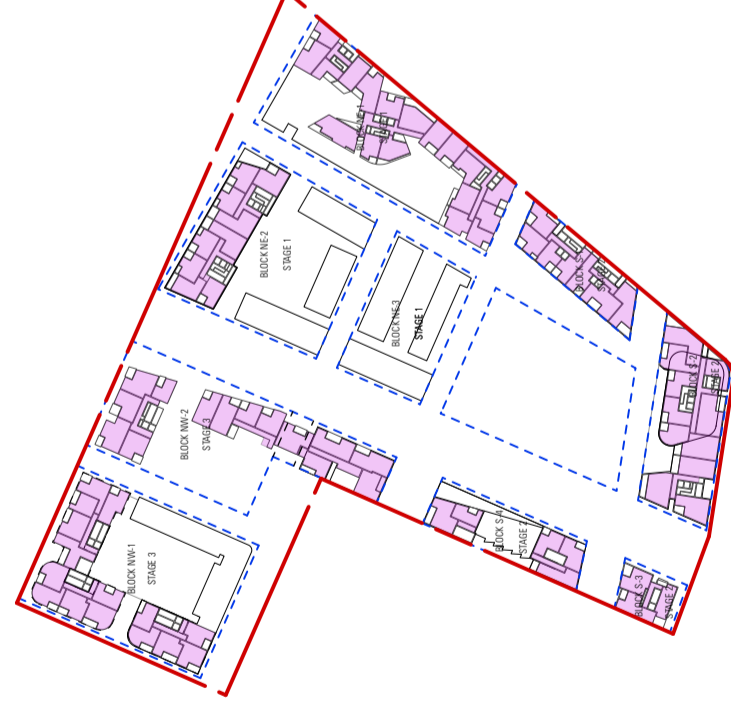
LEVEL 02



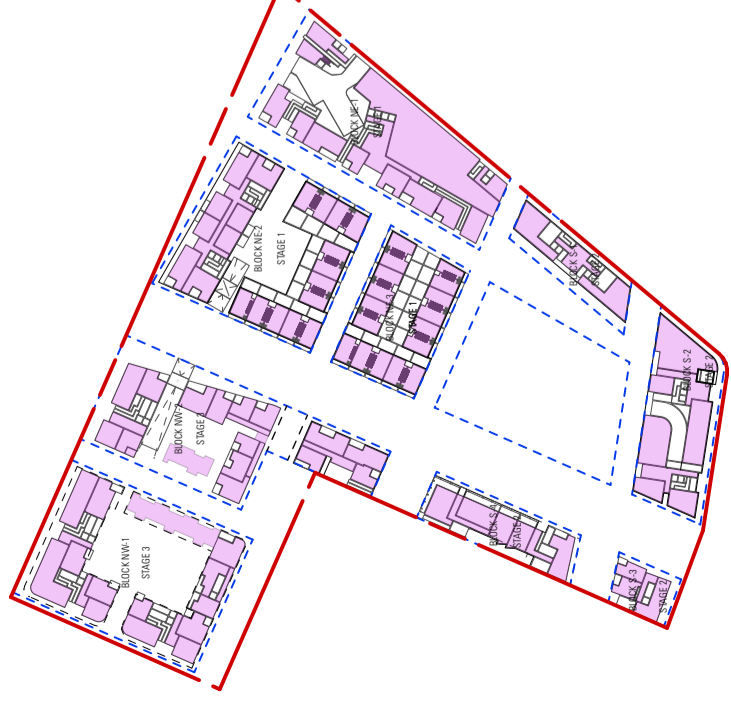
LEVEL 07



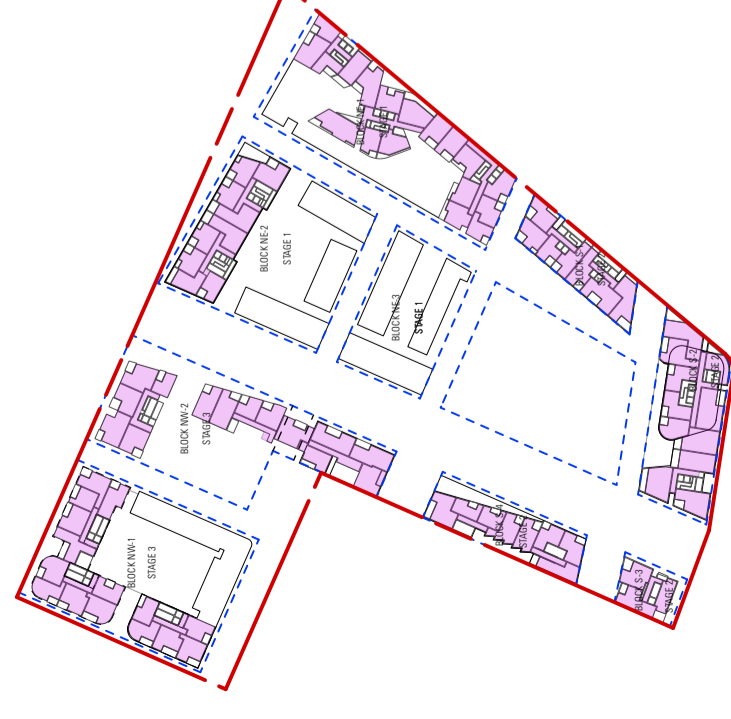
LEVEL 01M - MEZZANINE



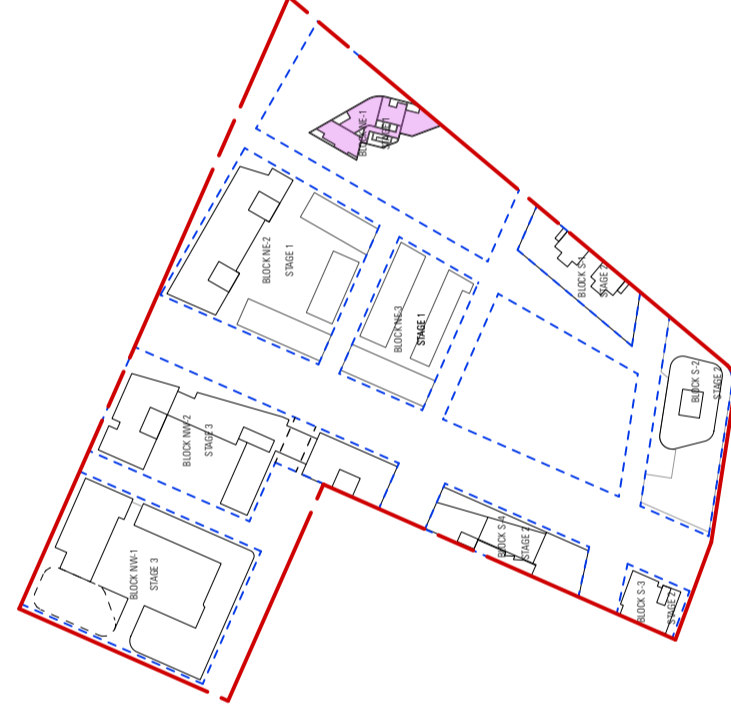
LEVEL 06



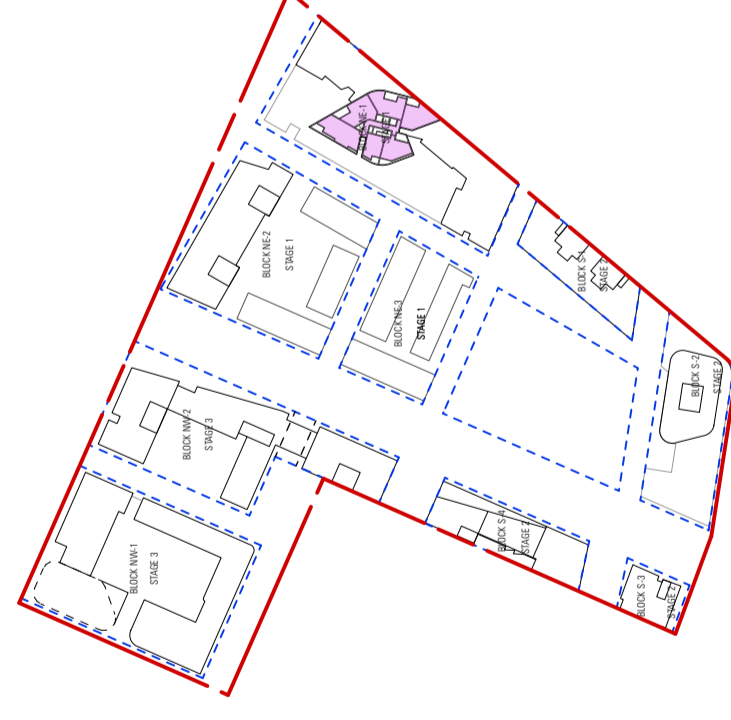
LEVEL 01 - GROUND



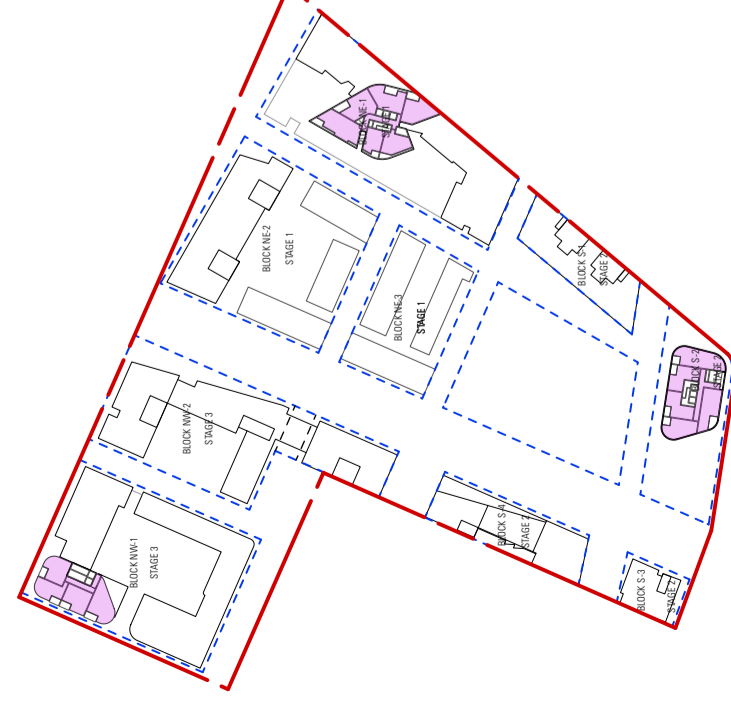
LEVEL 05



LEVEL 21-25



LEVEL 15-20



LEVEL 10-14

GFA CALCULATION DIAGRAMS

2129- A 12001 E

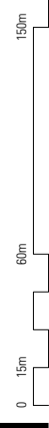
REVISIONS	UPDATED BY	STATUS
A	16/6/2022	UPDATED MK
B	10/7/2022	SUBMISSION 01
C	12/10/2022	REVISIONED SCHEME
D	5/6/2023	REVISED
E	12/4/2024	NO AFFORDABLE HOUSING

PROJECT DETAILS
SUTTON SITE
ZETLAND
by MERIDON

NOTES
 all dimensions in millimetres unless otherwise noted
 to be read in conjunction with the complete set of drawings
 check all dimensions on site prior to construction
 work to figured dimensions, do not scale off drawings
 report all discrepancies to the project manager

LEGEND

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