

Attachment 2: Indicative Layout prepared by SJB Architecture



# Indicative Layout

## Talavera Road, Macquarie Park

112 Talavera Road,  
Macquarie Park, 2113

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We create spaces people love.  
SJB is passionate about the  
possibilities of architecture,  
interiors, urban design  
and planning.  
Let's collaborate.

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Level 2, 490 Crown Street  
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**Prepared for**  
Meriton Group

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**Issued**  
8 May 2018

# We create amazing places



At SJB we believe that the future of the city is in generating a rich urban experience through the delivery of density and activity, facilitated by land uses, at various scales, designed for everyone.

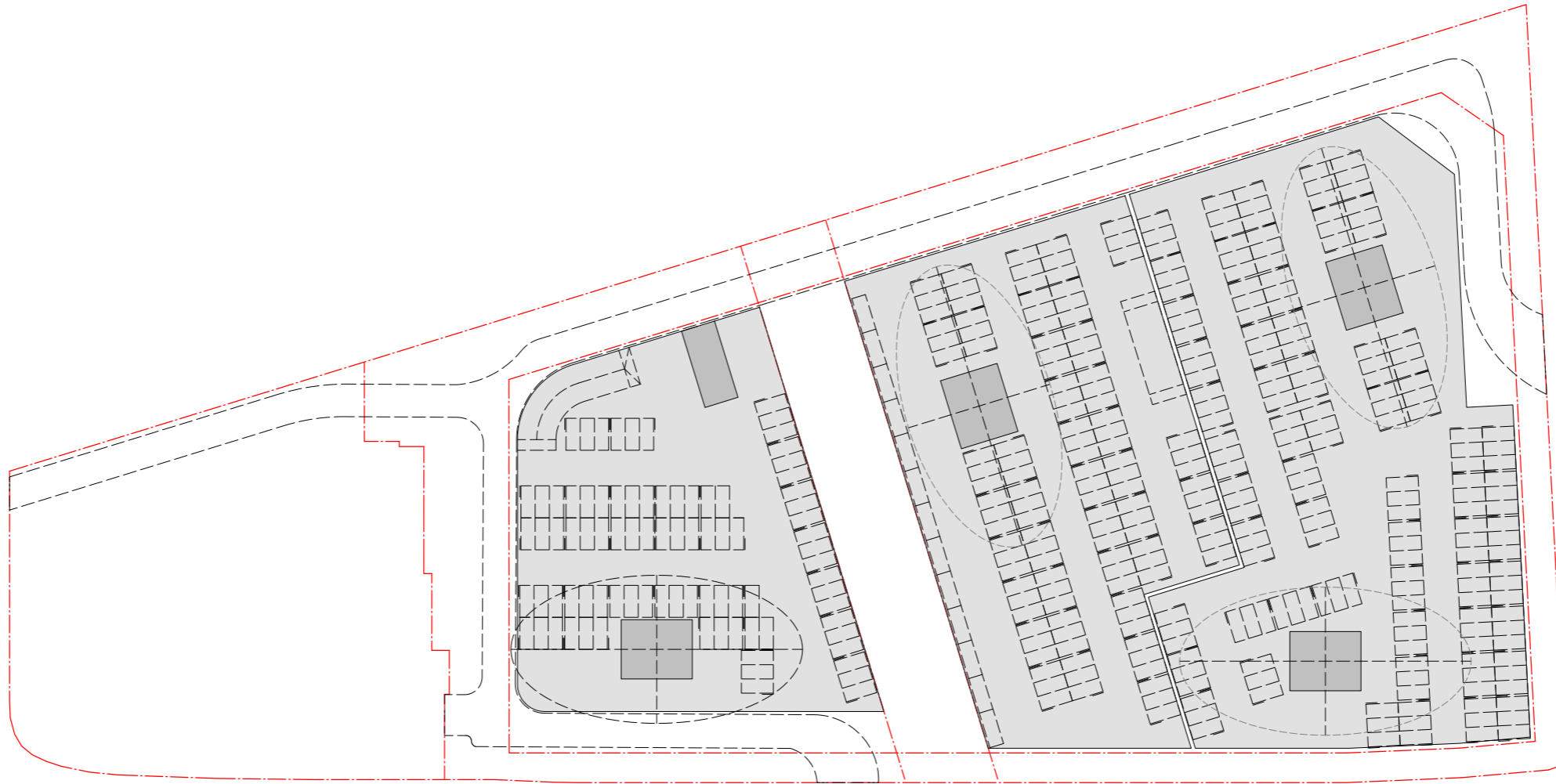
Ref: 5633  
Version: 08  
Prepared by: JS  
Checked by: NH

**Contact Details:**

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ACN 081 094 724  
Adam Haddow 7188 John Pradel 7004



**Parking**

Scale  
1:1000@A3



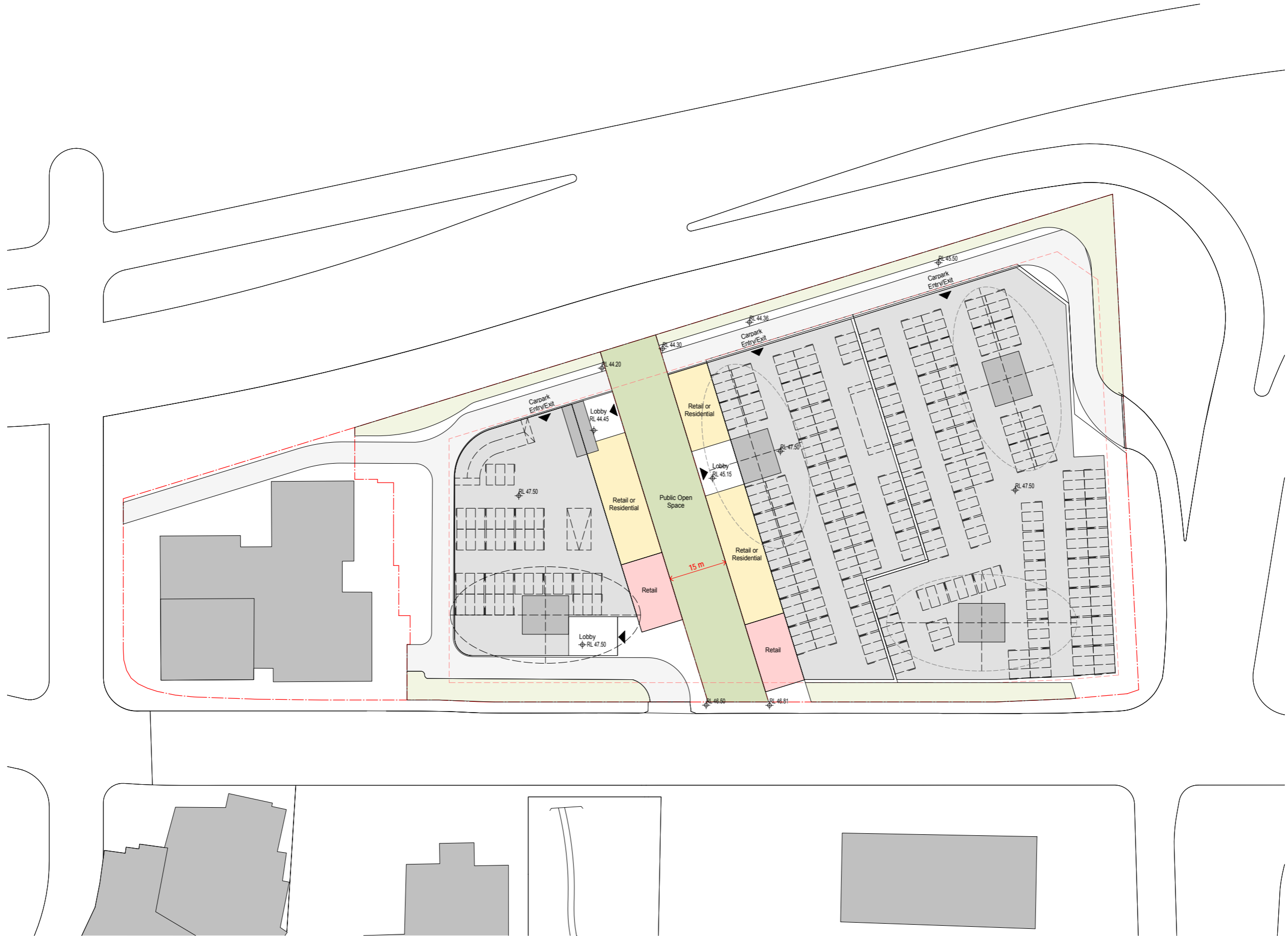
**Project number**  
5633  
**Project name**  
Talavera Road PP

**Project address**  
112 Talavera Road  
**Client**  
Meriton Group

**Key**  
 Parking

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**Lower Ground**

Scale  
1:1000@A3



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**Key**

- Retail / Commercial
- Retail or Residential
- Public Open Space
- Landscaping
- Parking

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Upper Ground

Scale  
1:1000@A3



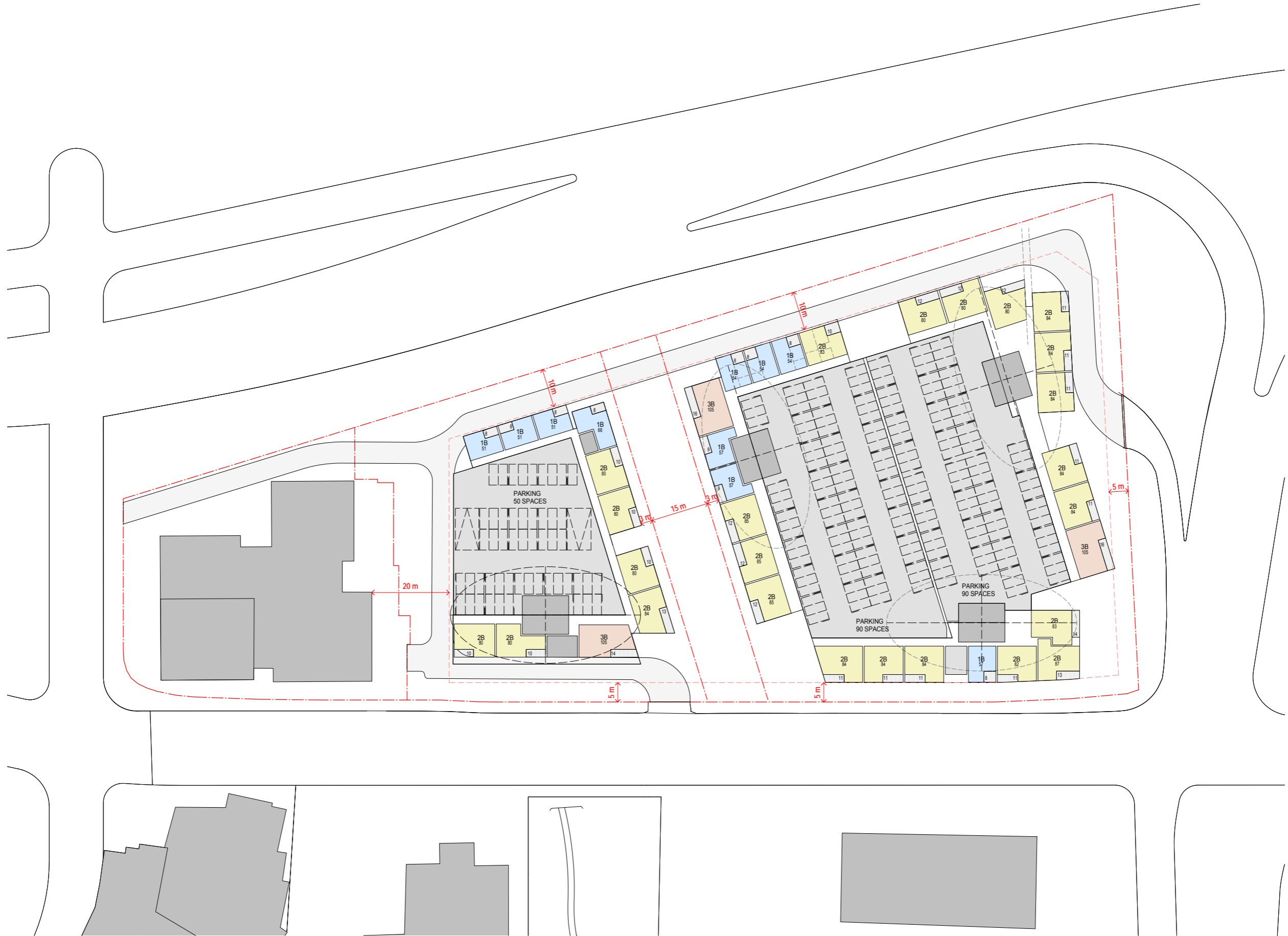
Project number  
5633  
Project name  
Talavera Road PP

Project address  
112 Talavera Road  
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Meriton Group

- Key**
- One Bedroom Apt.
  - Two Bedroom Apt.
  - Three Bedroom Apt.
  - Parking
  - Public Open Space
  - Landscaping

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**Typical Podium (Levels 1-3)**

Scale  
1:1000@A3



**Project number**  
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**Key**

- One Bedroom Apt.
- Two Bedroom Apt.
- Three Bedroom Apt.
- Parking

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**Typical Tower**

Scale  
1:1000@A3



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Talavera Road PP

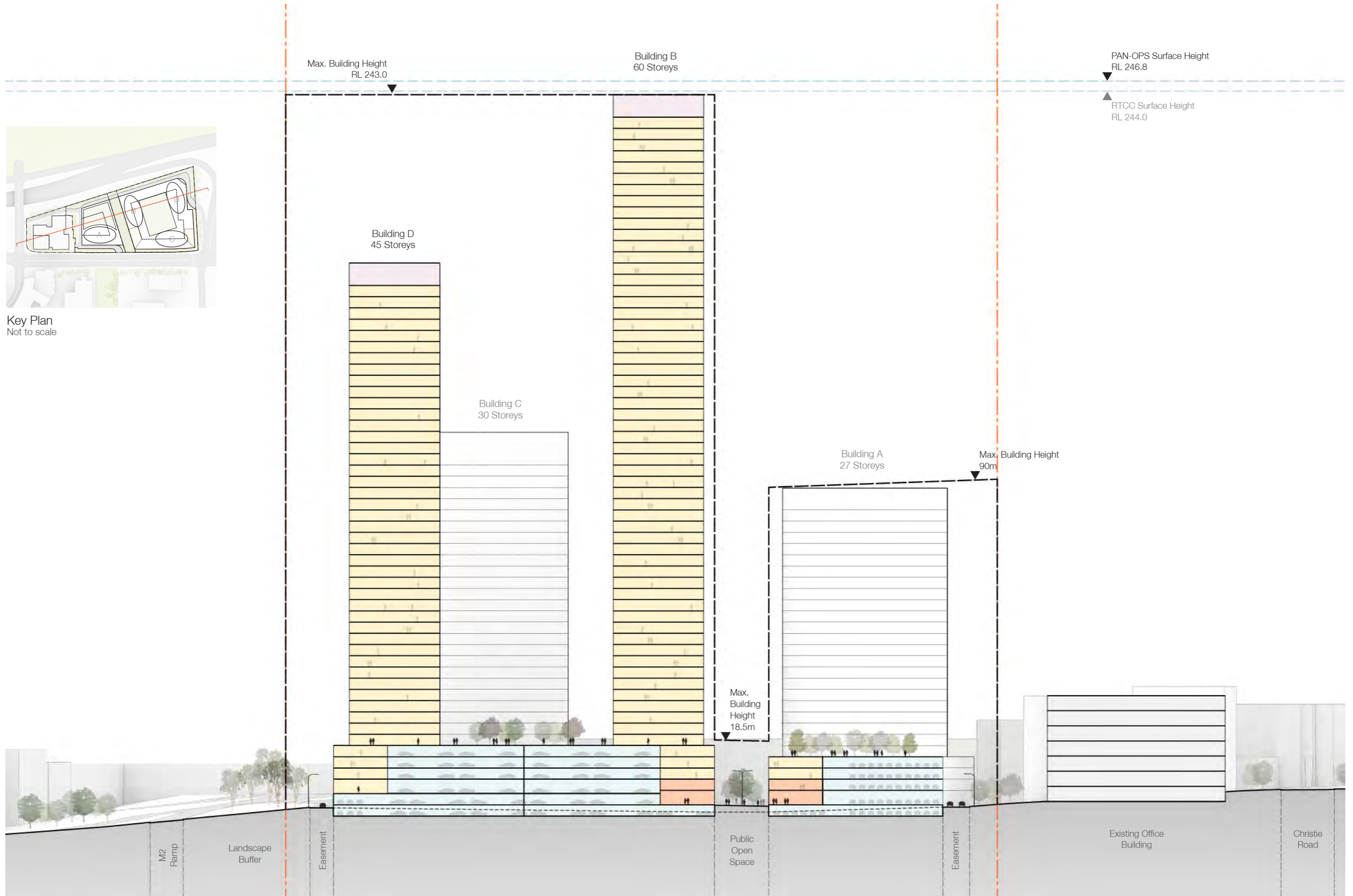
**Project address**  
112 Talavera Road  
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Meriton Group

**Key**  
 One Bedroom Apt.  
 Two Bedroom Apt.  
 Three Bedroom Apt.

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Key Plan  
Not to scale

Section A

Scale 1:1000@A3  
0 5 10 15 20 25 50

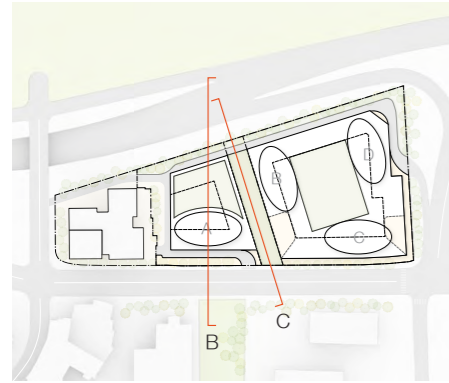
Project number 5633  
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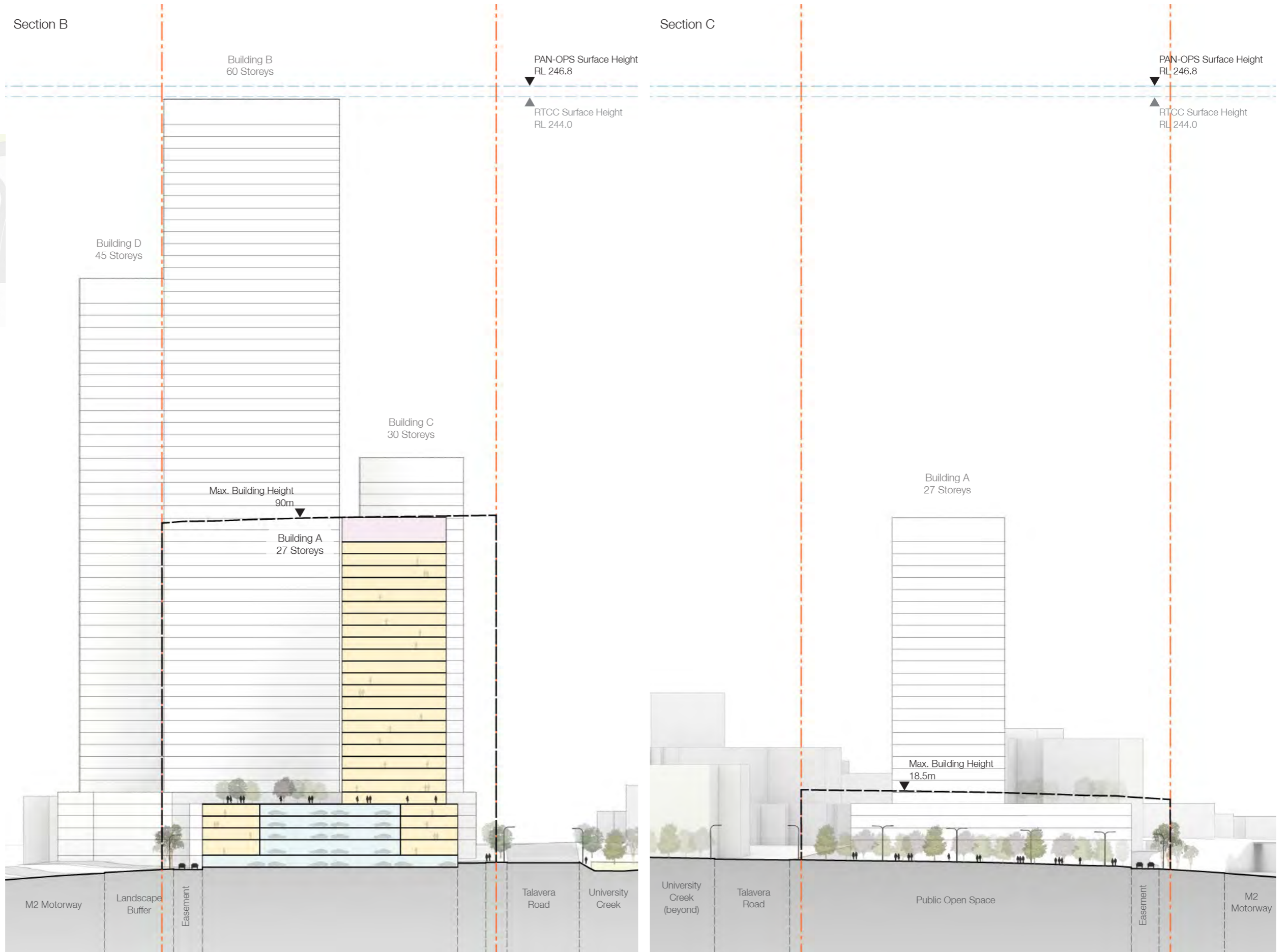
Key  
Plant  
Residential  
Retail/Commercial  
Parking

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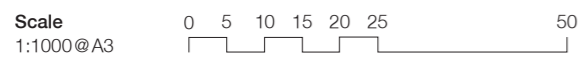




Key Plan  
Not to scale



Section B and C



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**Key**

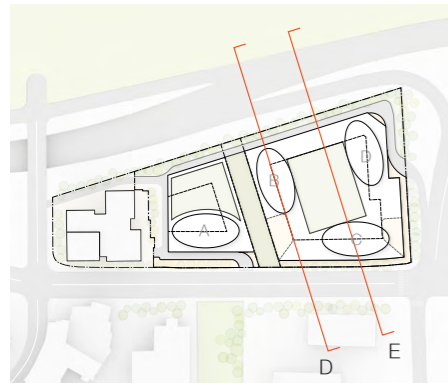
- Plant
- Residential
- Retail/Commercial
- Parking

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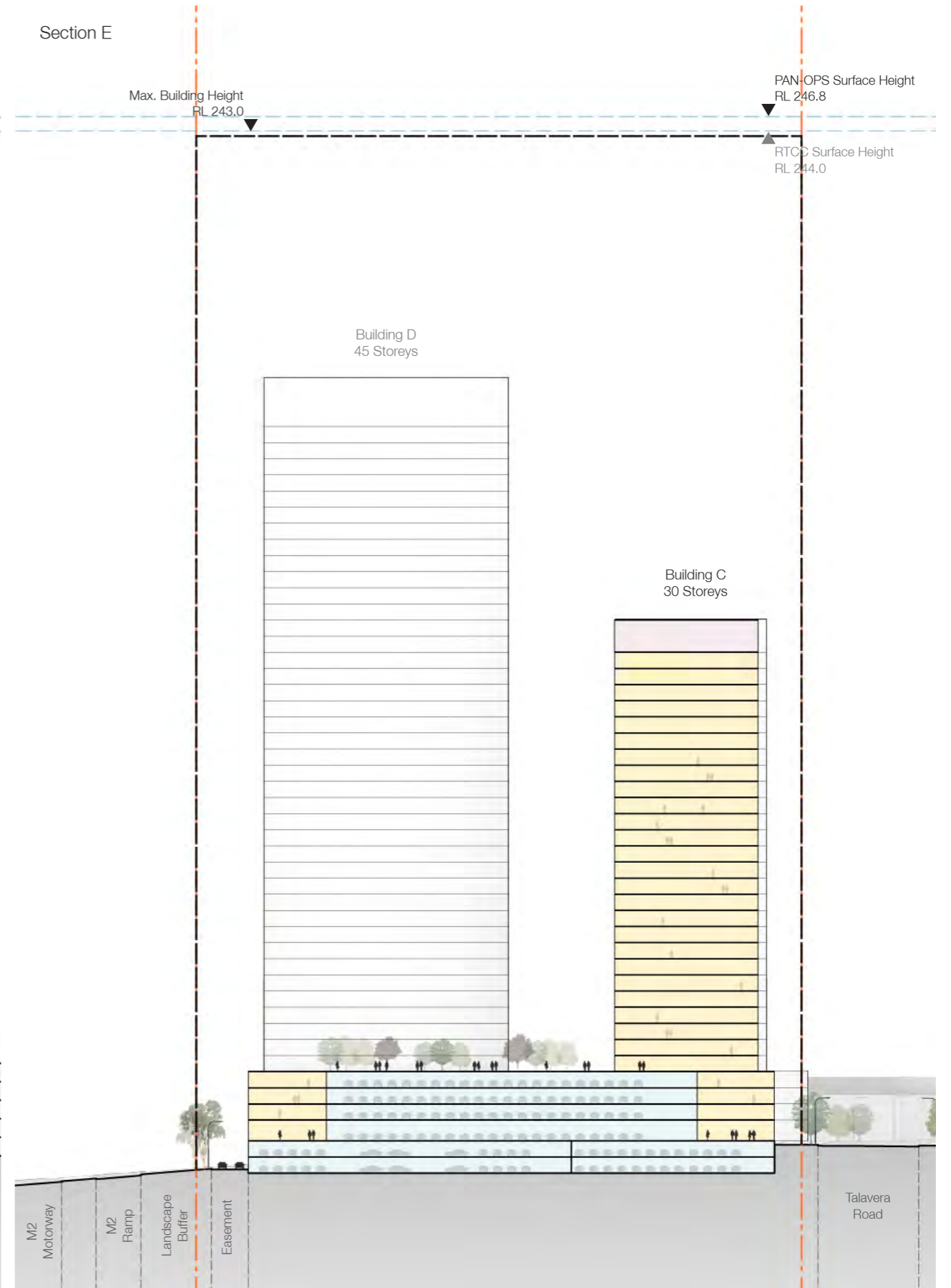
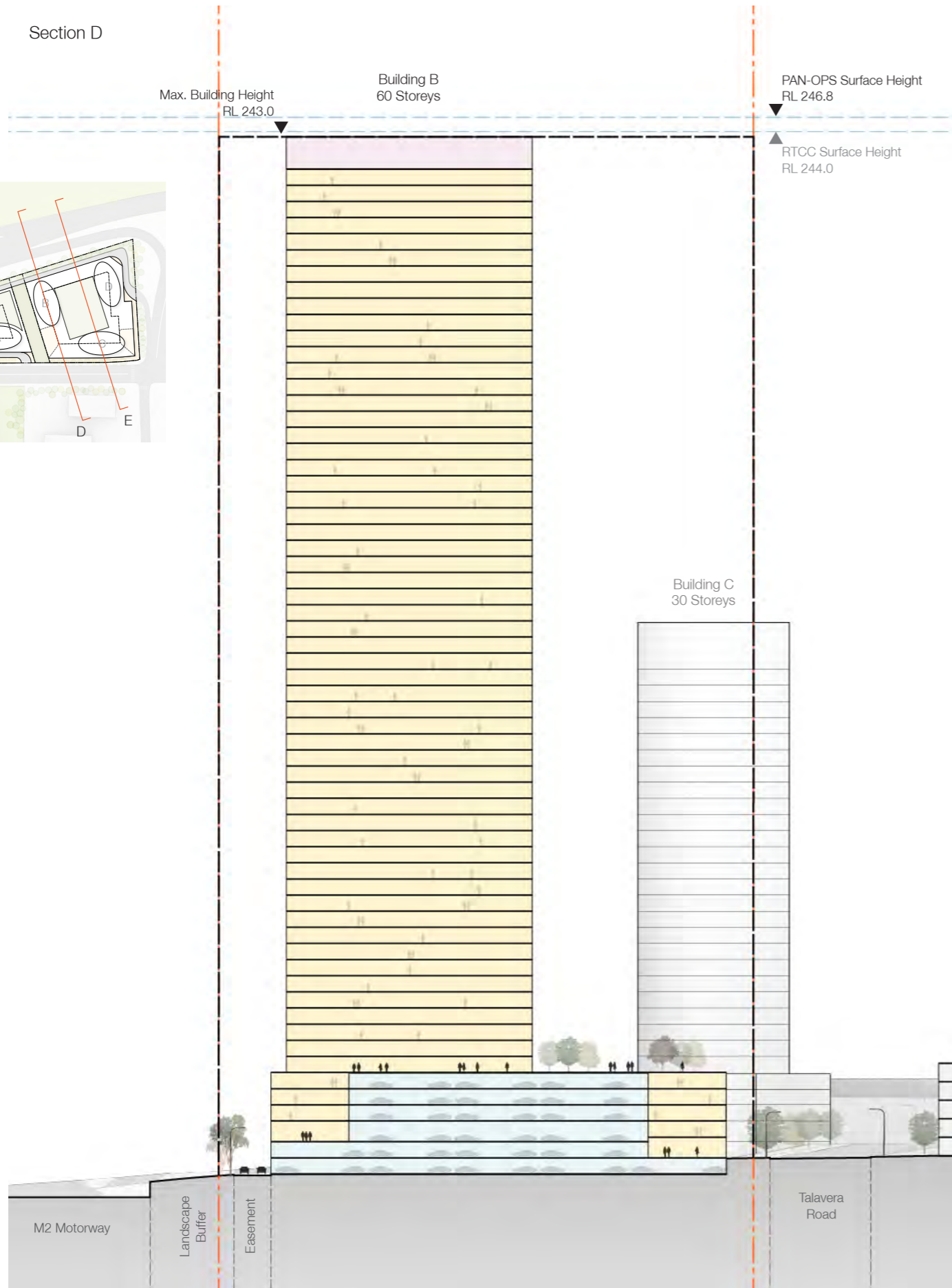


Section D

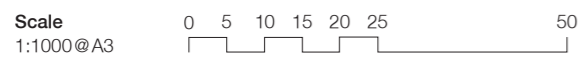
Section E



Key Plan  
Not to scale



Section D and E



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Key

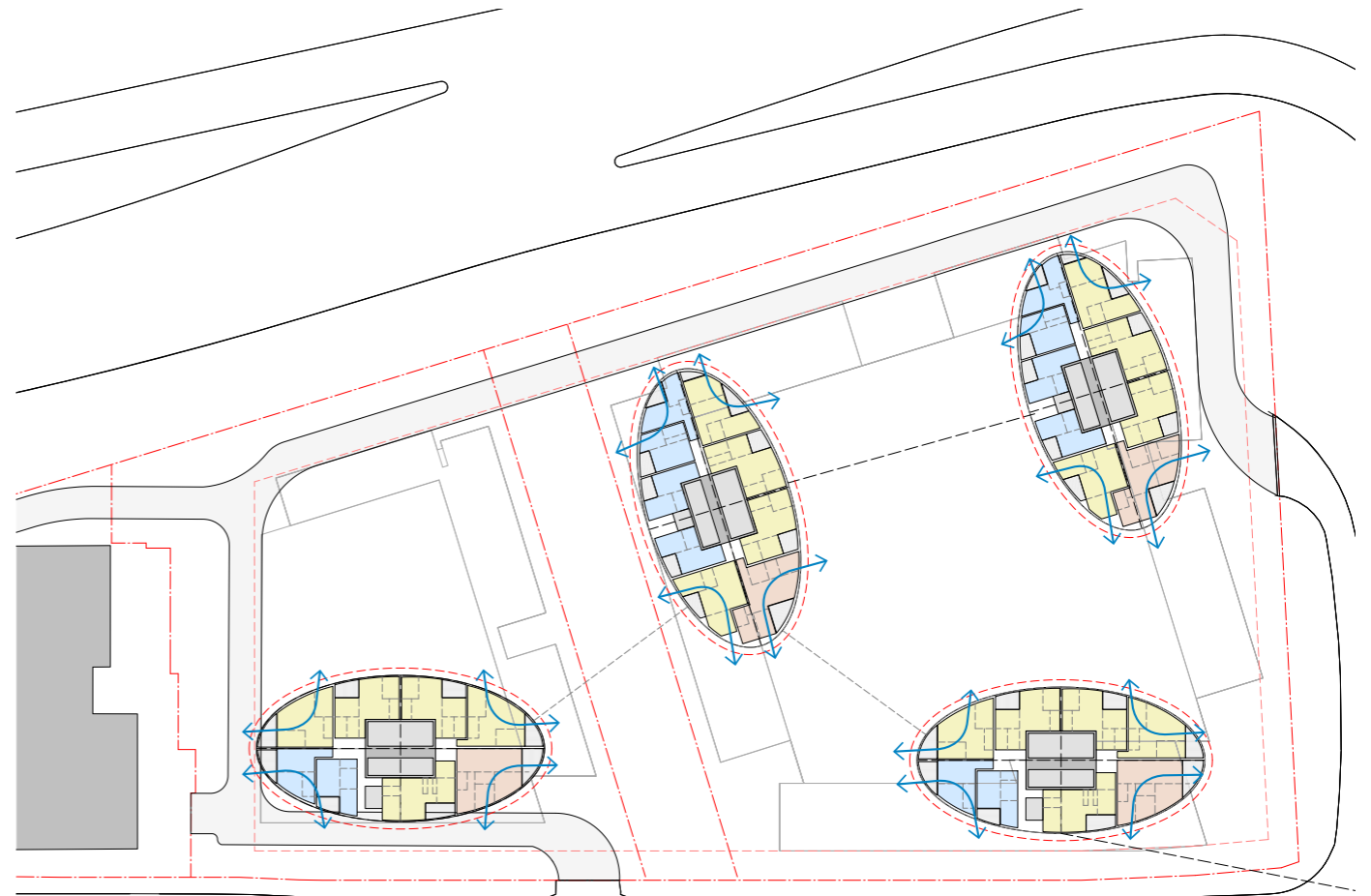
	Plant		Retail/Commercial
	Residential		Parking

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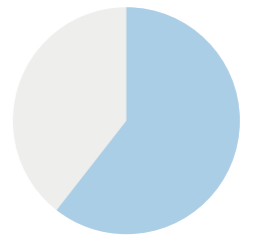




Typical Podium Level



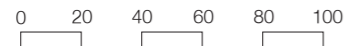
Typical Tower Level



Cross ventilation **62%**

**Cross Ventilation**

Scale  
1:2500@A3



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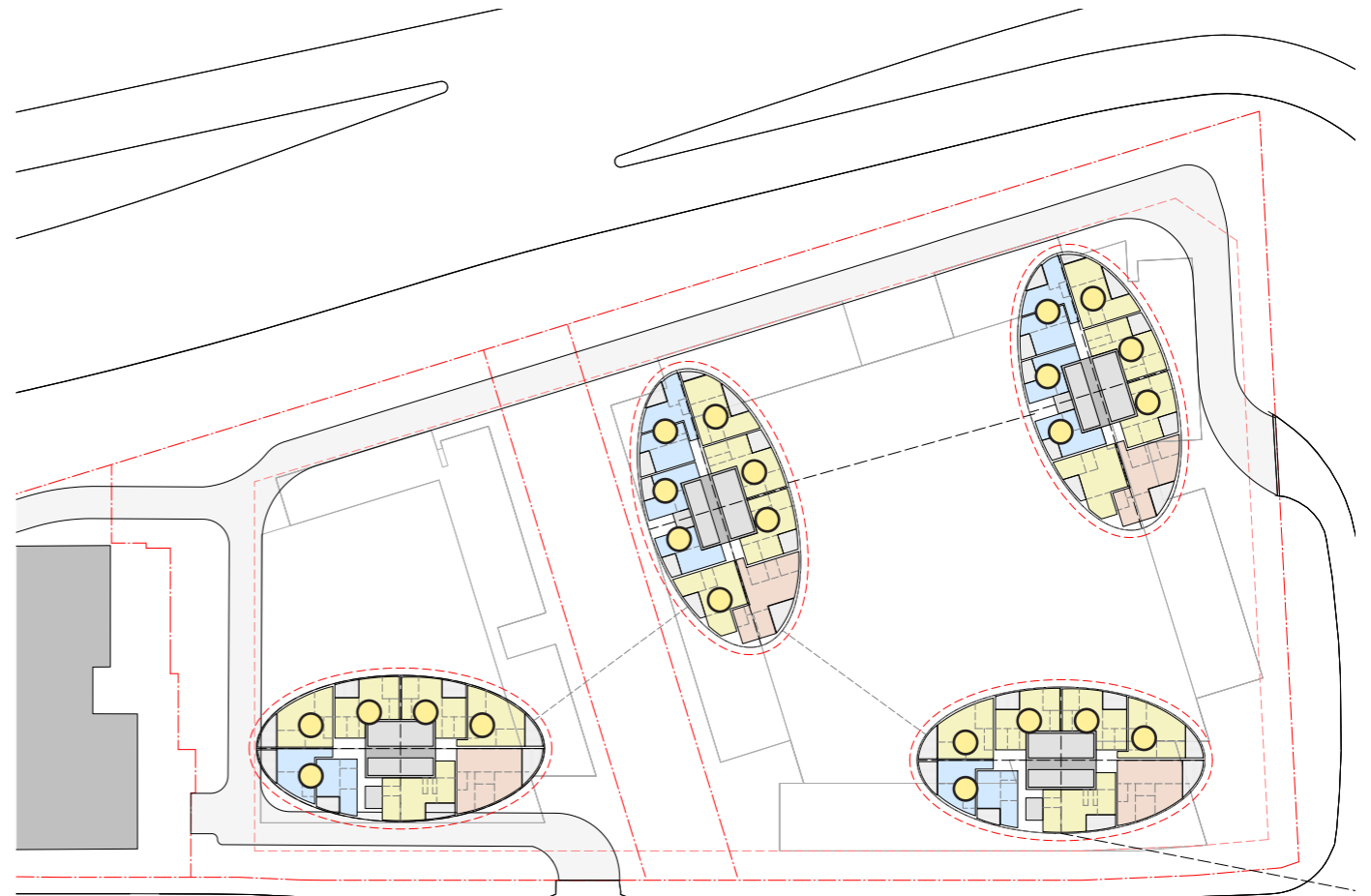
**Project address**  
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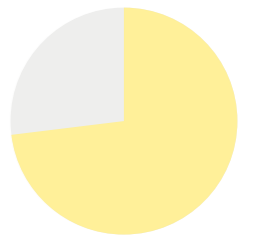




Typical Podium Level



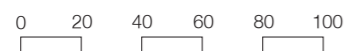
Typical Tower Level



Solar **73%**

**Solar**

Scale  
1:2500@A3



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Summary	GFA	Apartment No.				Performance		
		ST	1B	2B	3B	CF	SR	SF
Proposed Total GFA	126,950.0	0	433	663	160	185	1,008	206
Site area	19,530.0	0%	34%	53%	13% Mix	69%	80%	16%
Proposed FSR	6.5 :1	<b>1,256 APARTMENTS</b>						

		ST	1B	2B	3B	Total
Rates		0.0	0.6	0.9	1.4	
<b>Parking</b>						
Residential		0	260	597	224	<b>1081</b>
Allowance for Adaptable	15%	1 clearance for every two spaces				<b>94</b>
Visitors	1 per	10 Dwellings				125.6
						<b>126</b>
Car Share	1 per	50 spaces				21.6
						<b>22</b>
Motor bike	1 per	50 spaces				21.6
Service						2.0
Childcare General	1 per	8 Children				0
Childcare Staff	1 per	2 Staff				0
<b>Total Required</b>						<b>1325</b>
Cars Provided						1,588 TBC

## Yield Summary

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BUILDING A			
Max. Height	90m		
Max. Storeys	27		
GFA	19,550m <sup>2</sup>		
Total units	187		
	1B	2B	3B
Percentage	29%	55%	16%
Units	55	102	30
Parking Rates	0.6	0.9	1.4
Parking Spaces	33	92	42
Total Residential Parking	167		
Allowance for adaptable	14		
Visitor Spaces (1 per 10)	19		
Total Parking Spaces	200		

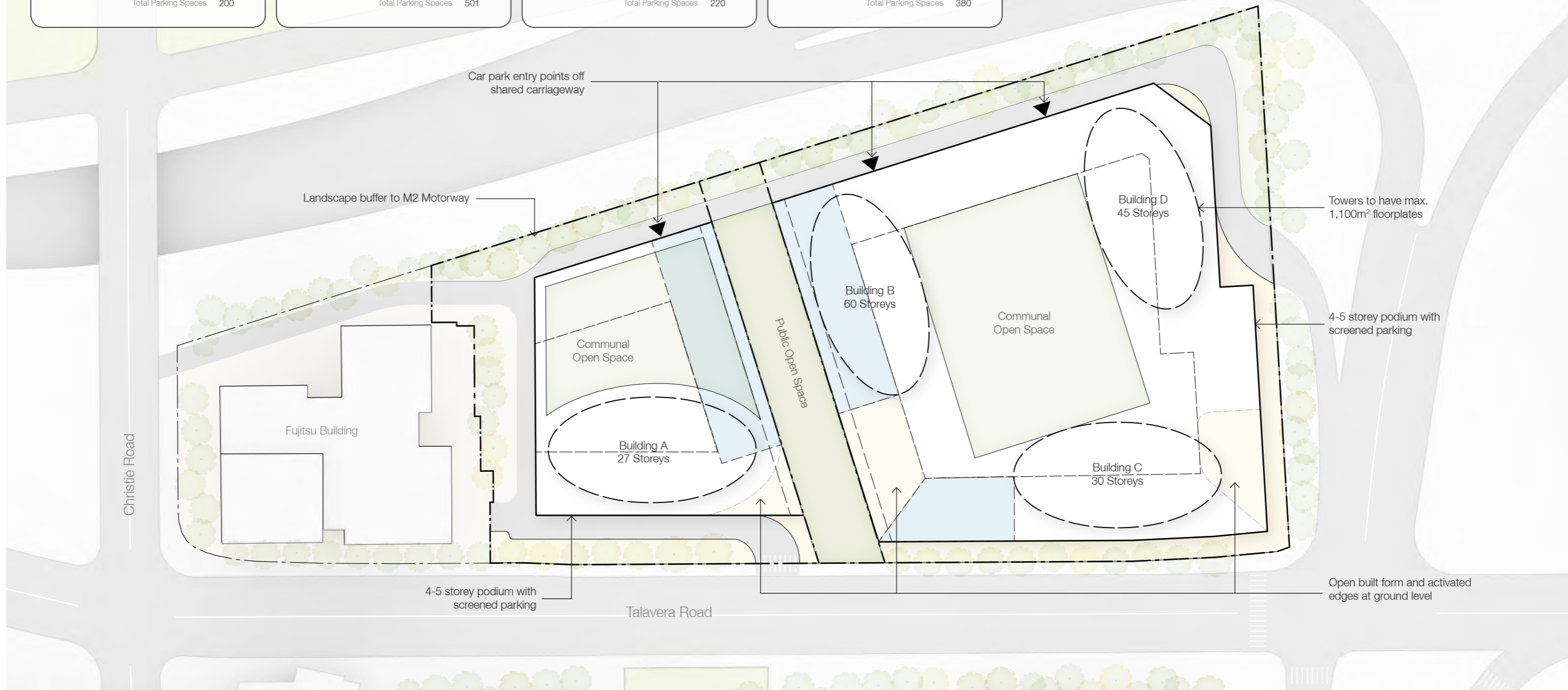
BUILDING B			
Max. Height	200m		
Max. Storeys	60		
GFA	46,450m <sup>2</sup>		
Total units	493		
	1B	2B	3B
Percentage	39%	49%	12%
Units	194	240	59
Parking Rates	0.6	0.9	1.4
Parking Spaces	116	216	83
Total Residential Parking	415		
Allowance for adaptable	37		
Visitor Spaces (1 per 10)	49		
Total Parking Spaces	501		

BUILDING C			
Max. Height	200m		
Max. Storeys	30		
GFA	23,350m <sup>2</sup>		
Total units	208		
	1B	2B	3B
Percentage	27%	61%	13%
Units	56	126	26
Parking Rates	0.6	0.9	1.4
Parking Spaces	34	113	36
Total Residential Parking	183		
Allowance for adaptable	16		
Visitor Spaces (1 per 10)	21		
Total Parking Spaces	220		

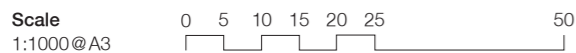
BUILDING D			
Max. Height	200m		
Max. Storeys	45		
GFA	36,100m <sup>2</sup>		
Total units	368		
	1B	2B	3B
Percentage	35%	53%	12%
Units	128	195	45
Parking Rates	0.6	0.9	1.4
Parking Spaces	77	176	63
Total Residential Parking	315		
Allowance for adaptable	28		
Visitor Spaces (1 per 10)	37		
Total Parking Spaces	380		

SUMMARY					
	GFA	1B	2B	3B	Total
Building A	19,550m <sup>2</sup>	55	102	30	187
Building B	46,450m <sup>2</sup>	194	240	59	493
Building C	23,350m <sup>2</sup>	56	126	26	208
Building D	36,100m <sup>2</sup>	128	195	45	368
Retail/Childcare	*1,500m <sup>2</sup>				
Proposed Total GFA	126,950m <sup>2</sup>	433	663	160	^1,256
		34%	53%	13%	100%
Site Area	19,530m <sup>2</sup>				
Proposed FSR	6.5:1				

\* Up to 2x childcare at 600m<sup>2</sup> each  
^ Excludes affordable housing



**Development Summary**



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**Key**  
 Building Envelope  
 Site Boundary  
 Retail/childcare at Ground  
 Indicative Tower Locations

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