



Indicative Layout

Talavera Road, Macquarie Park

112 Talavera Road,
Macquarie Park, 2113

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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Prepared for
Meriton Group

Issued
15 November 2017

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.

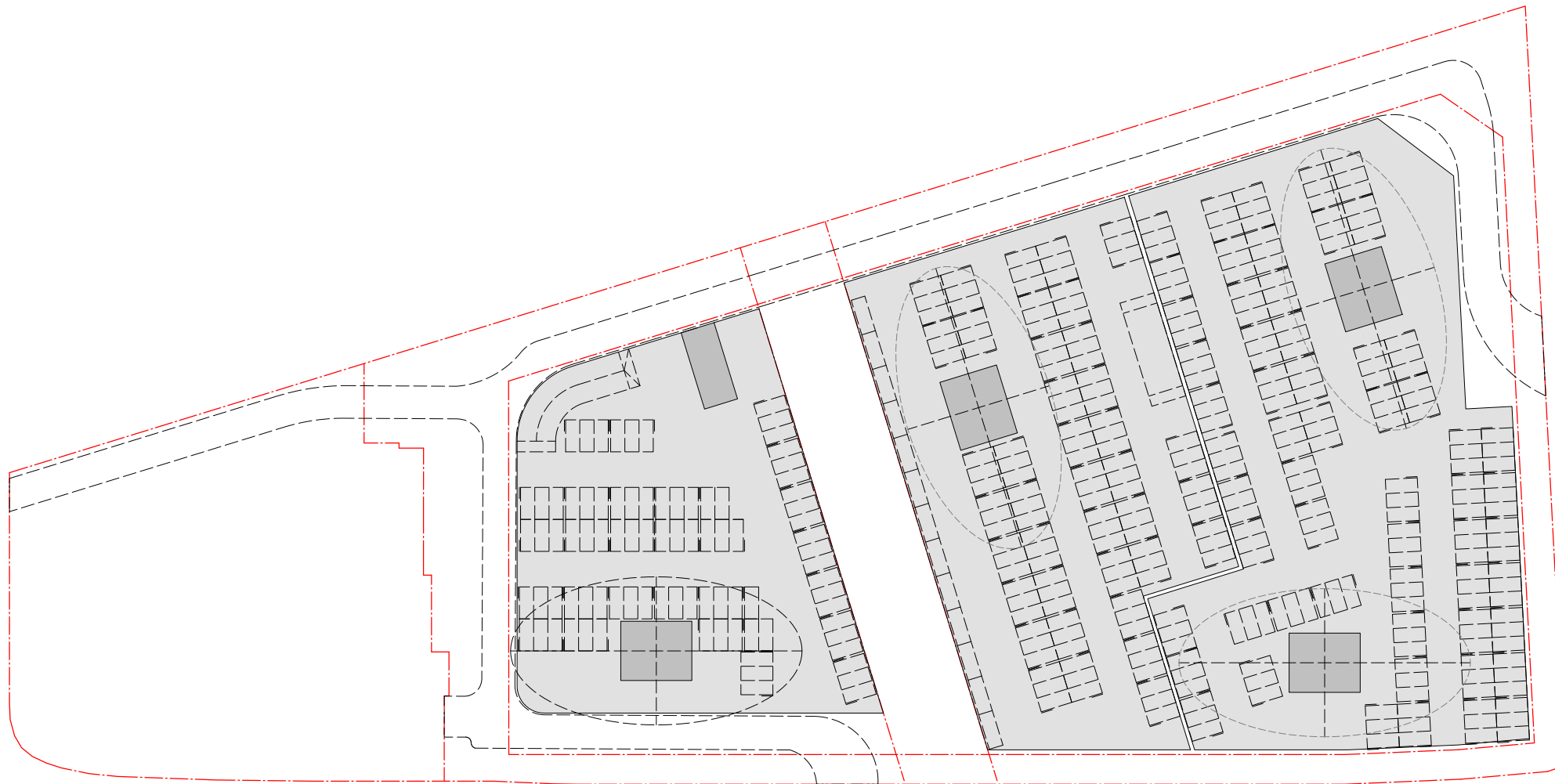
Ref: 5633
Version: 07
Prepared by: JS
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Parking

Scale
1:1000@A3



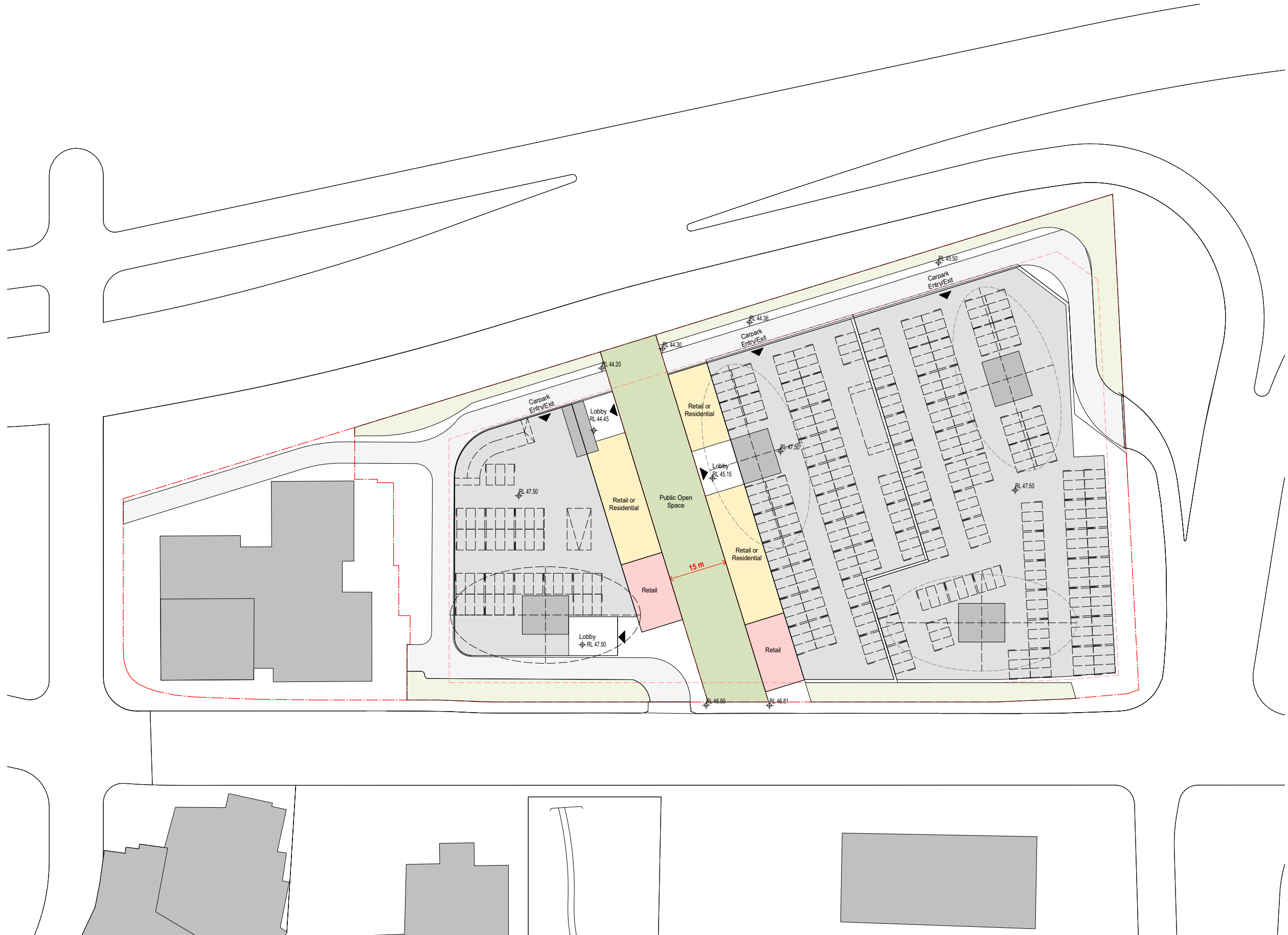
Project number
5633
Project name
Talavera Road PP

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 | Parking |
| Retail or Residential | Public Open Space |
| | Landscaping |

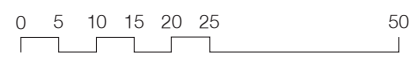
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Upper Ground

Scale
1:1000@A3



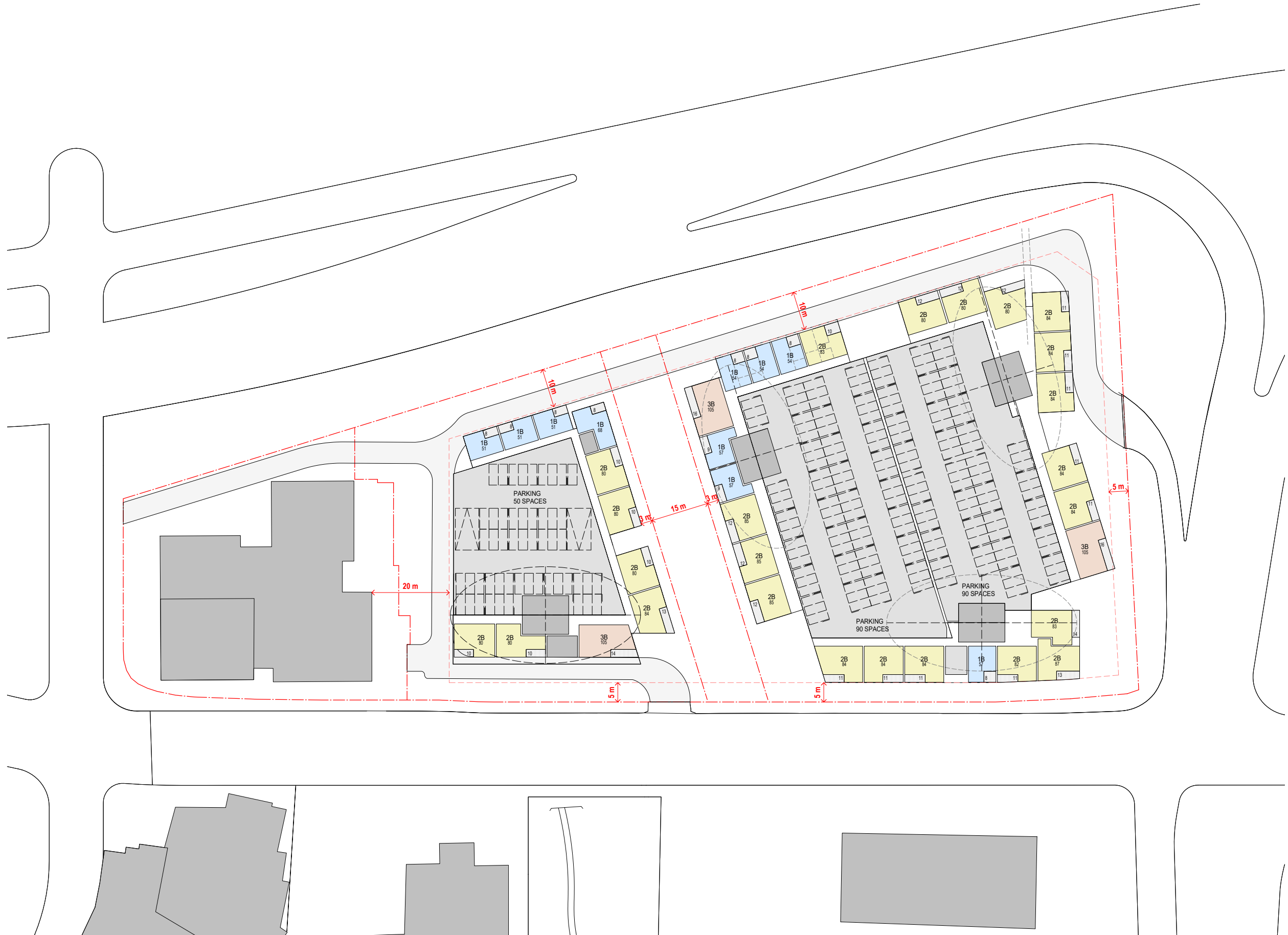
Project number
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Key
One Bedroom Apt.
Two Bedroom Apt.
Three Bedroom Apt.
Parking
Public Open Space
Landscaping

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Typical Podium (Levels 1-3)

Scale
1:1000@A3

0 5 10 15 20 25 50



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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



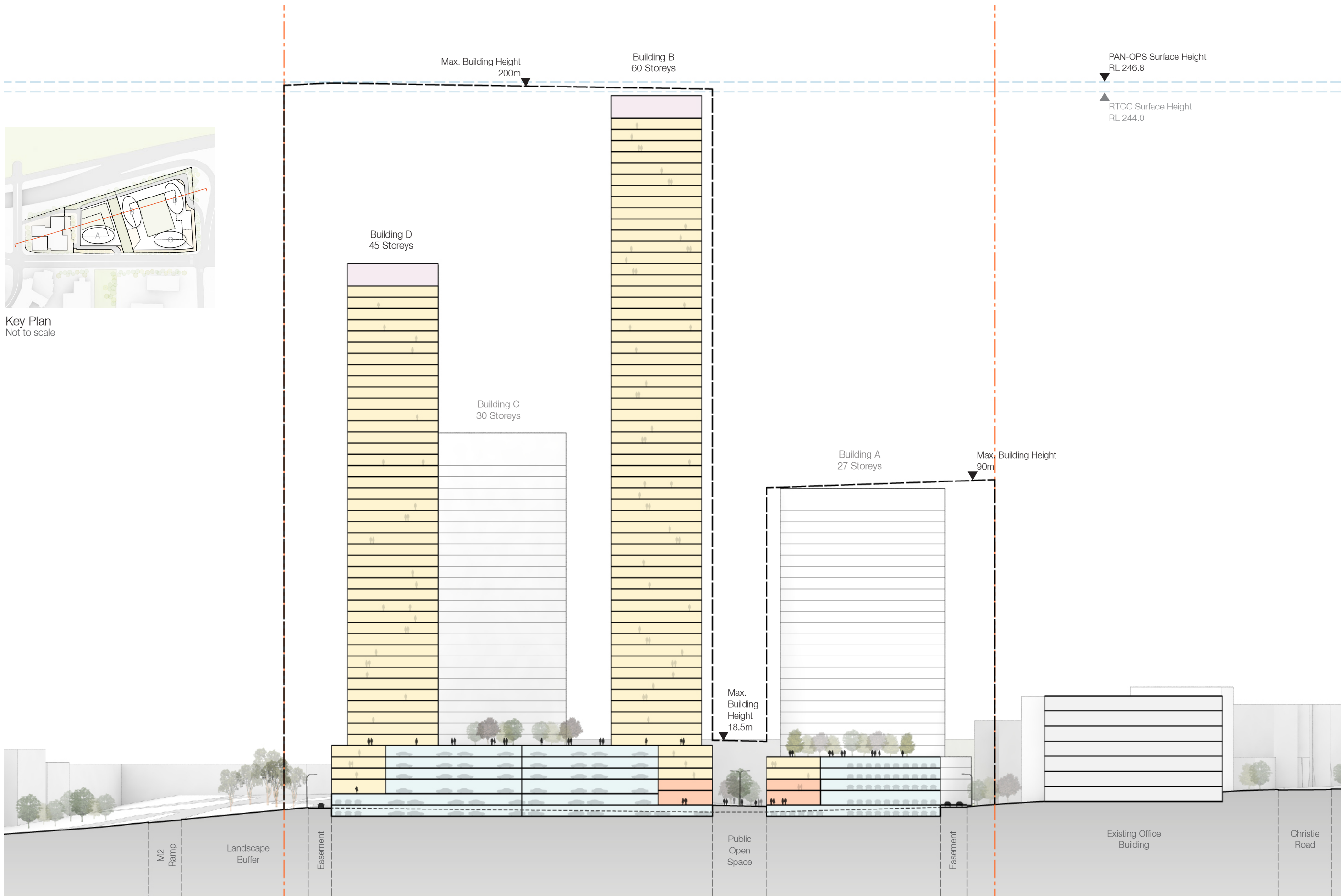
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Key
One Bedroom Apt.
Two Bedroom Apt.
Three Bedroom Apt.

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Section A

Scale
1:1000@A3

0 5 10 15 20 25 50

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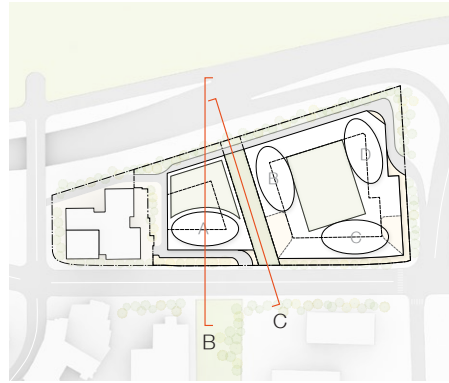
Client
Meriton Group

Key

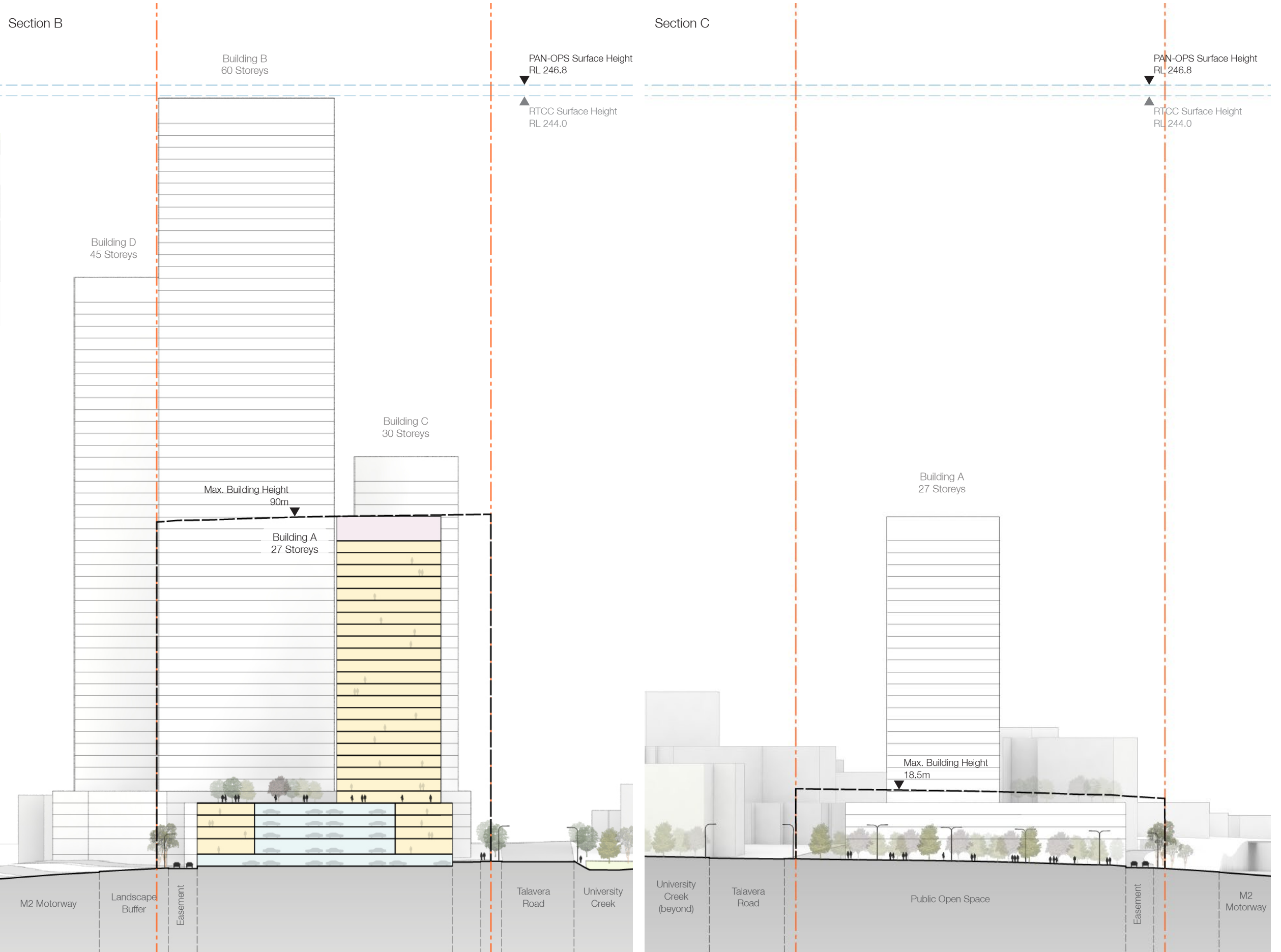
 Plant	 Retail/Commercial
 Residential	 Parking

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Key Plan
Not to scale



Section B and C

Scale
1:1000@A3

0 5 10 15 20 25 50

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Key

Plant

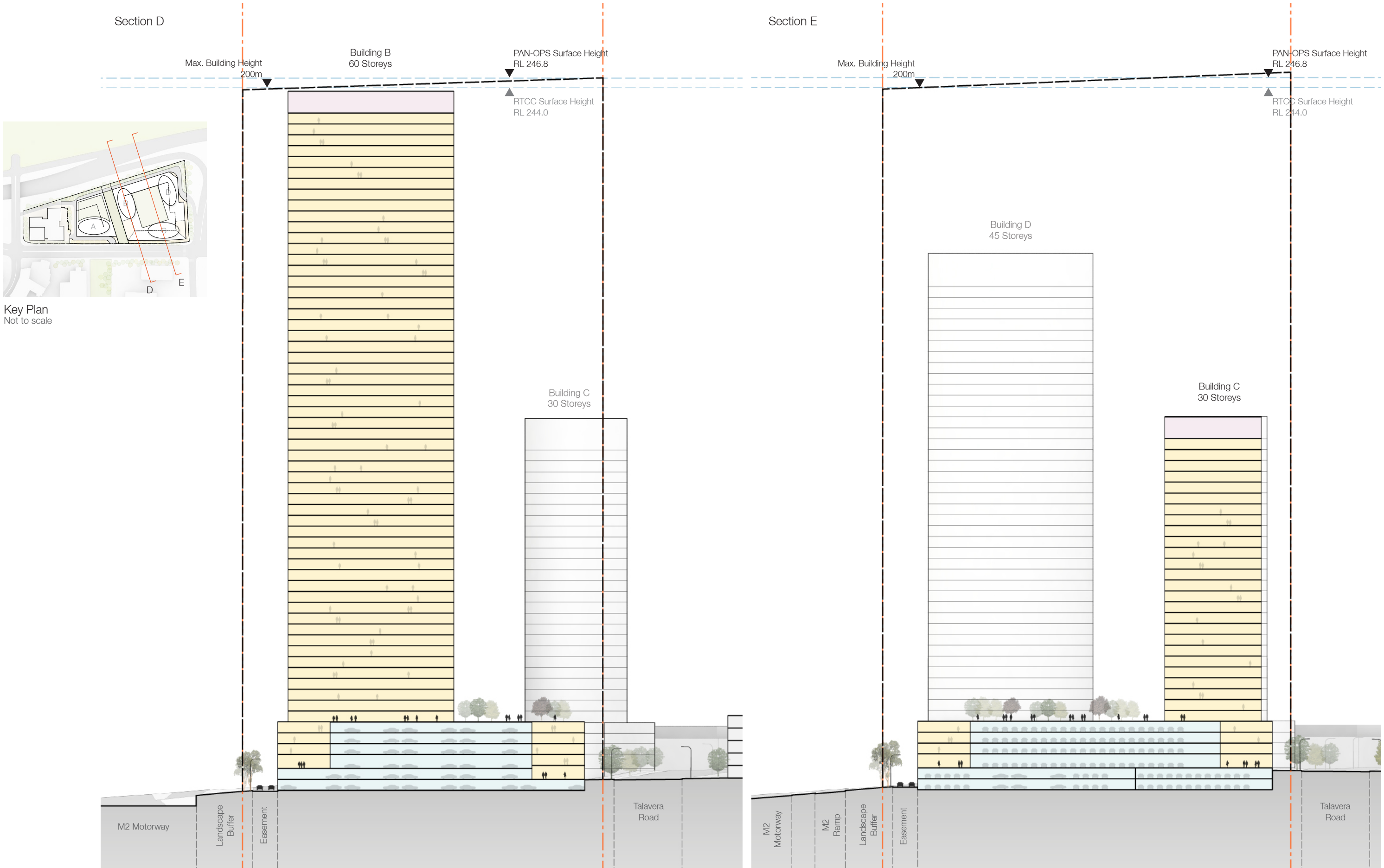
Residential

Retail/Commercial

Parking

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Section D and E

Scale
1:1000@A3

0 5 10 15 20 25 50

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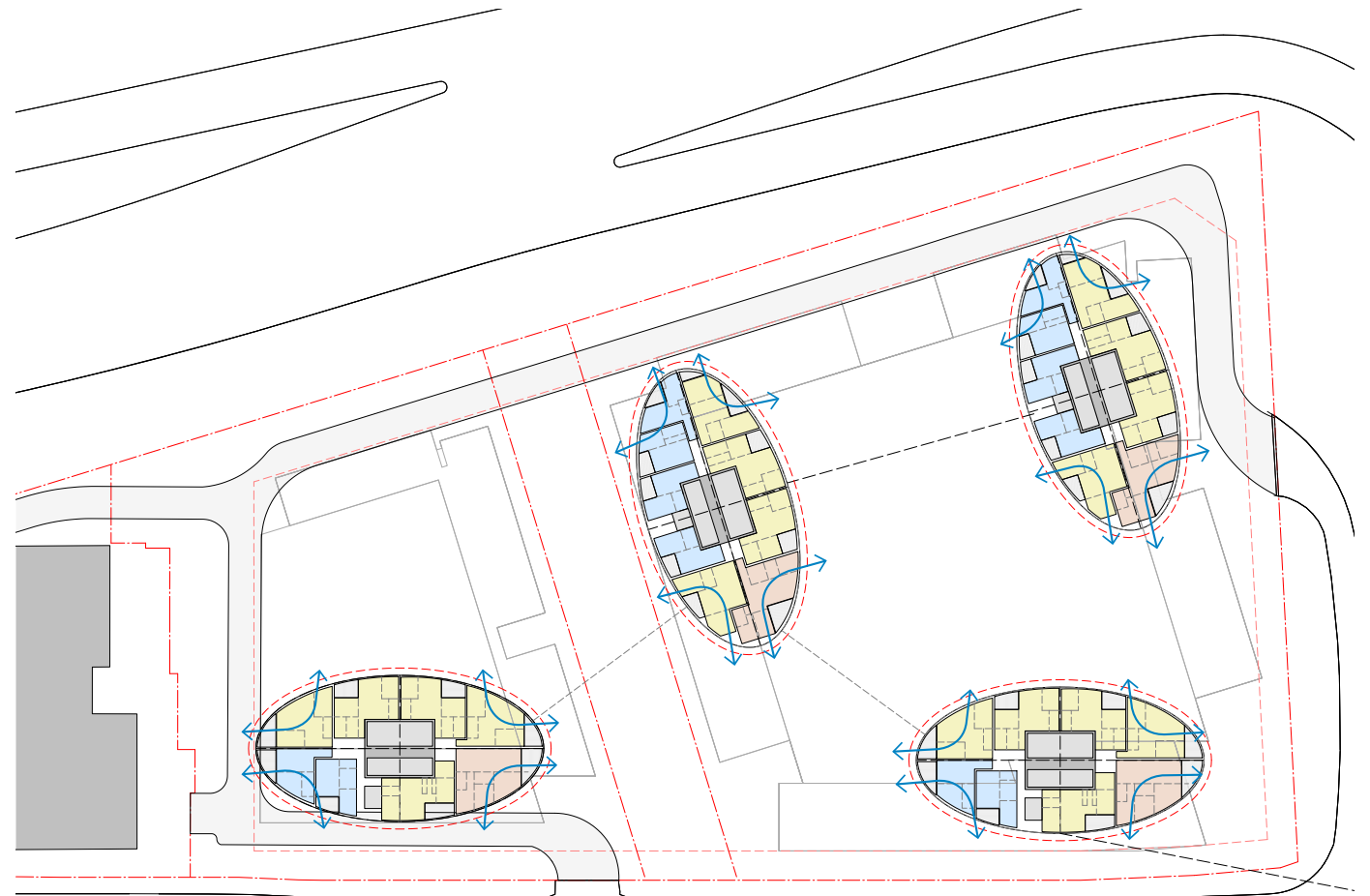
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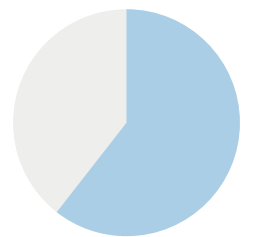




Typical Podium Level



Typical Tower Level



Cross ventilation **62%**

Cross Ventilation

Scale
1:2500@A3



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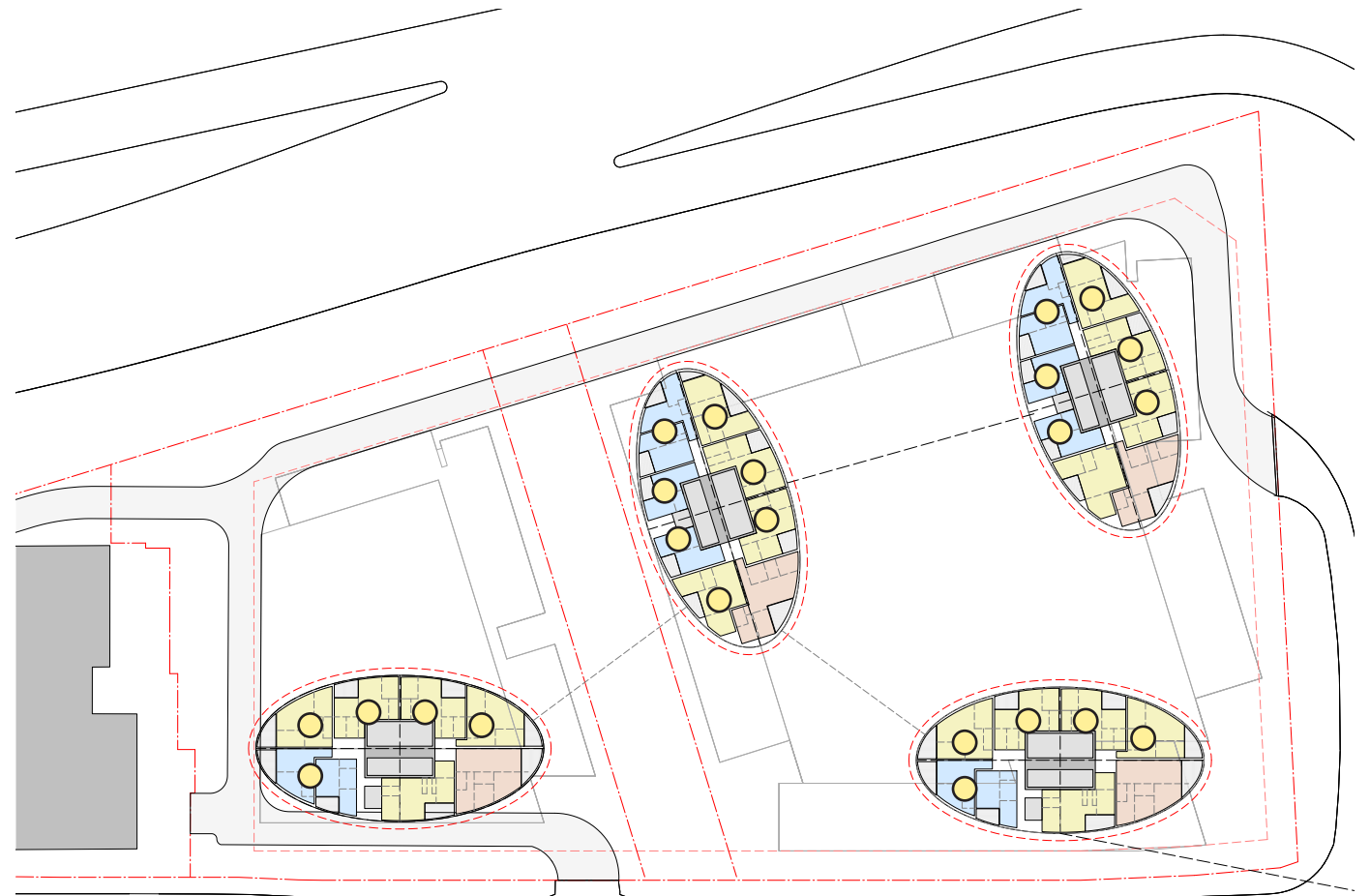
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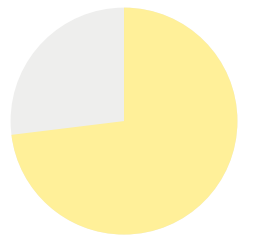




Typical Podium Level



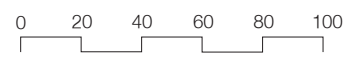
Typical Tower Level



Solar **73%**

Solar

Scale
1:2500@A3



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Parking Level 1

PLANTPlant and lift overrunPlant and lift overrunResi GFASubtotals

11

11

11

Resi GFA

1500.0	Retail
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126950.0	Total GFA
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Unit types	ST	1B	2B	3B	Total
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Unit types	ST	1B	2B	3B	Total
------------	----	----	----	----	-------

Unit types	ST	1B	2B	3B	Total
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Unit types	ST	1B	2B	3B	Total
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Yield Schedule

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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		1,256 APARTMENTS							

				ST	1B	2B	3B	Total	
Rates				0.0	0.6	0.9	1.4		
Parking									
Residential				0	260	597	224	1081	
Allowance for Adaptable		15%		1 clearance for every two spaces				94	
Visitors		1 per		10 Dwellings				125.6	
								126	
Car Share		1 per		50 spaces				21.6	
								22	
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	
Total Required								1325	
Cars Provided								1,588 TBC	

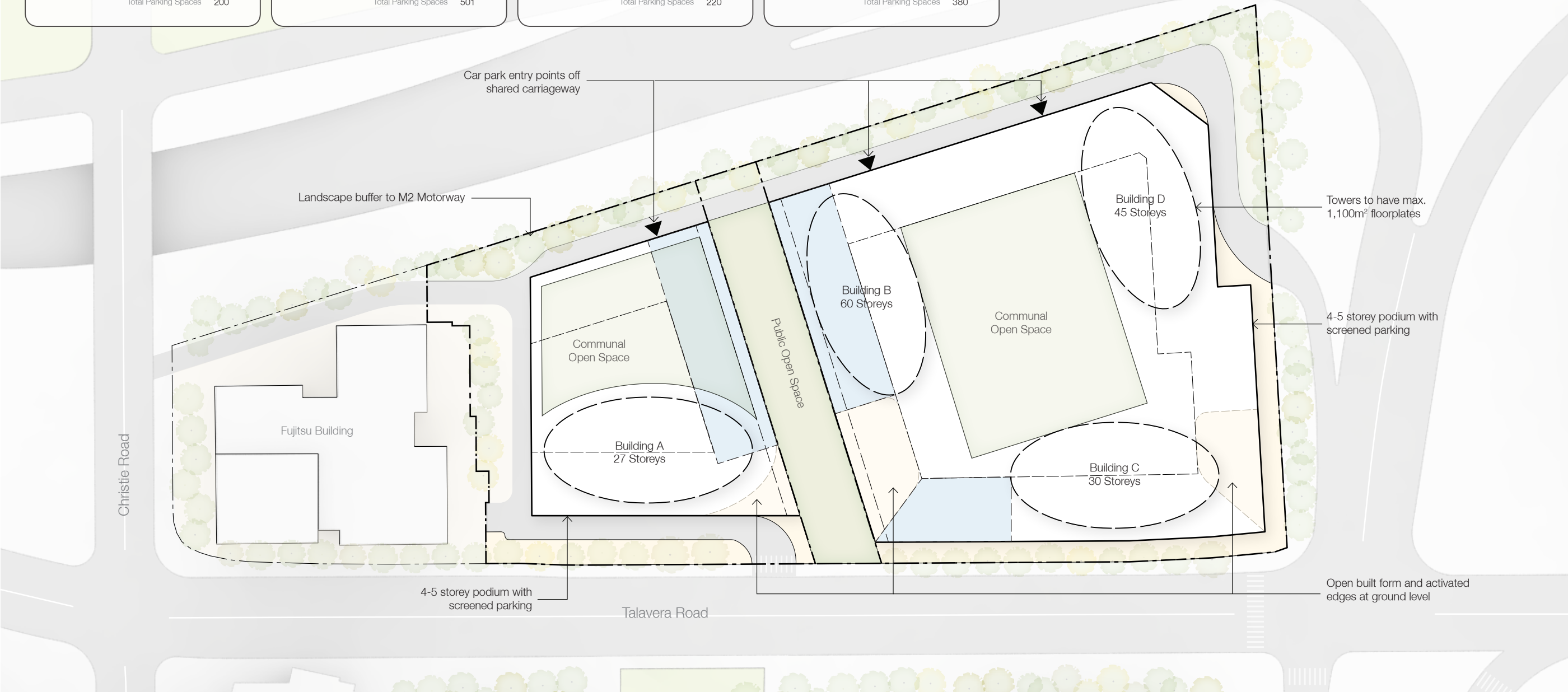
BUILDING A			
Max. Height	90m		
Max. Storeys	27		
GFA	19,550m ²		
Total units	187		
	1B	2B	3B
Percentage	29%	55%	16%
Units	55	102	30
Parking Rates	0.6	0.9	1.4
Parking Spaces	33	92	42
Total Residential Parking	167		
Allowance for adaptable	14		
Visitor Spaces (1 per 10)	19		
Total Parking Spaces	200		

BUILDING B			
Max. Height	200m		
Max. Storeys	60		
GFA	46,450m ²		
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		

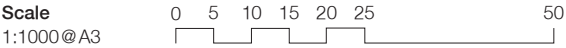
BUILDING C			
Max. Height	200m		
Max. Storeys	30		
GFA	23,350m ²		
Total units	208		
	1B	2B	3B
Percentage	27%	61%	13%
Units	56	126	26
Parking Rates	0.6	0.9	1.4
Parking Spaces	34	113	36
Total Residential Parking	183		
Allowance for adaptable	16		
Visitor Spaces (1 per 10)	21		
Total Parking Spaces	220		

BUILDING D			
Max. Height	200m		
Max. Storeys	45		
GFA	36,100m ²		
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 ²	55	102	30	187
Building B	46,450m ²	194	240	59	493
Building C	23,350m ²	56	126	26	208
Building D	36,100m ²	128	195	45	368
Retail/Childcare	*1,500m ²				
Proposed Total GFA	126,950m ²	433	663	160	^1,256
		34%	53%	13%	100%
Site Area	19,530m ²				
Proposed FSR	6.5:1				
* Up to 2x childcare at 600m ² each ^ Excludes affordable housing					



Development Summary



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

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