



# POSITIVELY INNOVATIVE

The Park | 5 Talavera Road, Macquarie Park

# position your business for the future+

This impressive landmark five level office tower is currently being developed for Canon Australia and occupies a commanding position on the corner of Lane Cove and Talavera Roads.

Offering the latest in sustainable design and modern architectural features, the building provides a unique opportunity to raise your corporate profile and position your business at the forefront of Sydney's fastest growing office market.

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The Park

OPPORTUNITY

Artist's impression

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The Park

Artist's impression

OPPORTUNITY

# features+

- + Top floor office space of 500 – 1,800 sqm
- + Fit out available
- + Excellent corporate exposure
- + Targeting 4.5 Star NABERS Energy Rating and 4 Star Green Star Design
- + On-site amenity includes gym, cafe, bike racks, lockers and showers
- + Close proximity to M2 Motorway on / off ramps, Macquarie Park Train Station and bus routes



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MODERN SPACE

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The Park

Lane Cove Road lobby

Artist's impression





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Rear lobby

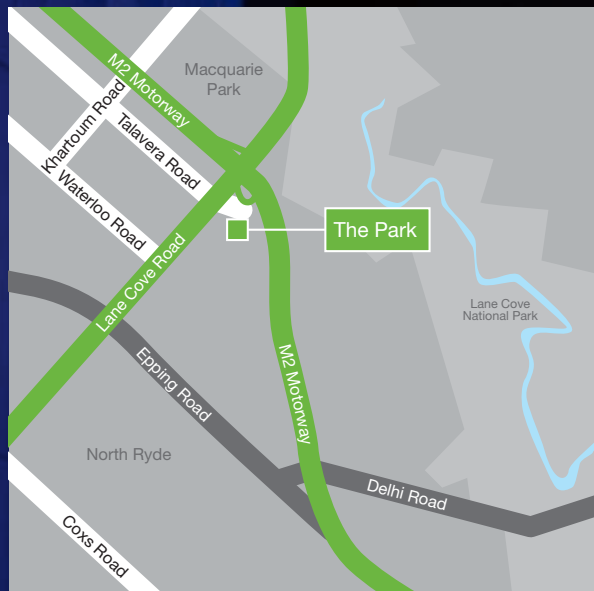
Artist's impression

The Macquarie Park commercial precinct has become the centre of Sydney's high tech, pharmaceutical and communications community and is home to Macquarie University.



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Some of the high profile corporate tenants located within the precinct include Optus, Sanofi, Coles, CSC, Hyundai, Aristocrat, Toshiba and Fuji Xerox.



LOCATION

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## The Park

Quick links/  
Shopping centre  
[www.macquariecentre.com.au](http://www.macquariecentre.com.au)

Macquarie Residences  
[www.meriton.com.au](http://www.meriton.com.au)

Macquarie University  
[www.mq.edu.au](http://www.mq.edu.au)







Rail, bus and road networks offer easy access from all areas of Sydney



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## centrally connected+

### Private vehicle

The M2 Motorway on/off ramp is within 200 metres of The Park estate, providing a direct link to Sydney's Hills District, North Sydney, Sydney CBD and south to the airport via the Eastern Distributor. Lane Cove Road which borders the estate provides a direct route to the Northern Beaches and surrounding suburbs as well as west to Homebush and Parramatta.

### Buses

Macquarie Park train station is 500 metres easy walk from the site. Twelve thousand passengers a day use the train which links to Chatswood, Epping, North Sydney and the CBD.

### Trains

Bus routes are accessible on Lane Cove, Talavera and Herring Roads with a major bus interchange located nearby at Macquarie Centre.



50m

to nearest bus



350m

to nearest train



250m

to M2 motorway



1.2km

to shopping centre



7.6km

to Chatswood



16Km

to Sydney CBD

GREAT ACCESS



# on site amenities+

A café and gym will be located within the ground floor of the building providing staff with a relaxed meeting place or space to workout.

“

Macquarie Centre  
will offer 380 specialty  
stores by late 2014

”

## a retail and leisure destination+

The Park estate is in close proximity to Macquarie Centre which has over 250 specialty stores plus major retailers, buzzing cafés, a large food court and 16 cinemas. A free shuttle bus service stops on both Lane Cove and Talavera Roads every 15 minutes.

The Marriot Hotel is across the road for conferences or accommodation with child care centres, gyms and numerous cafes within easy walking distance.

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AVENUE

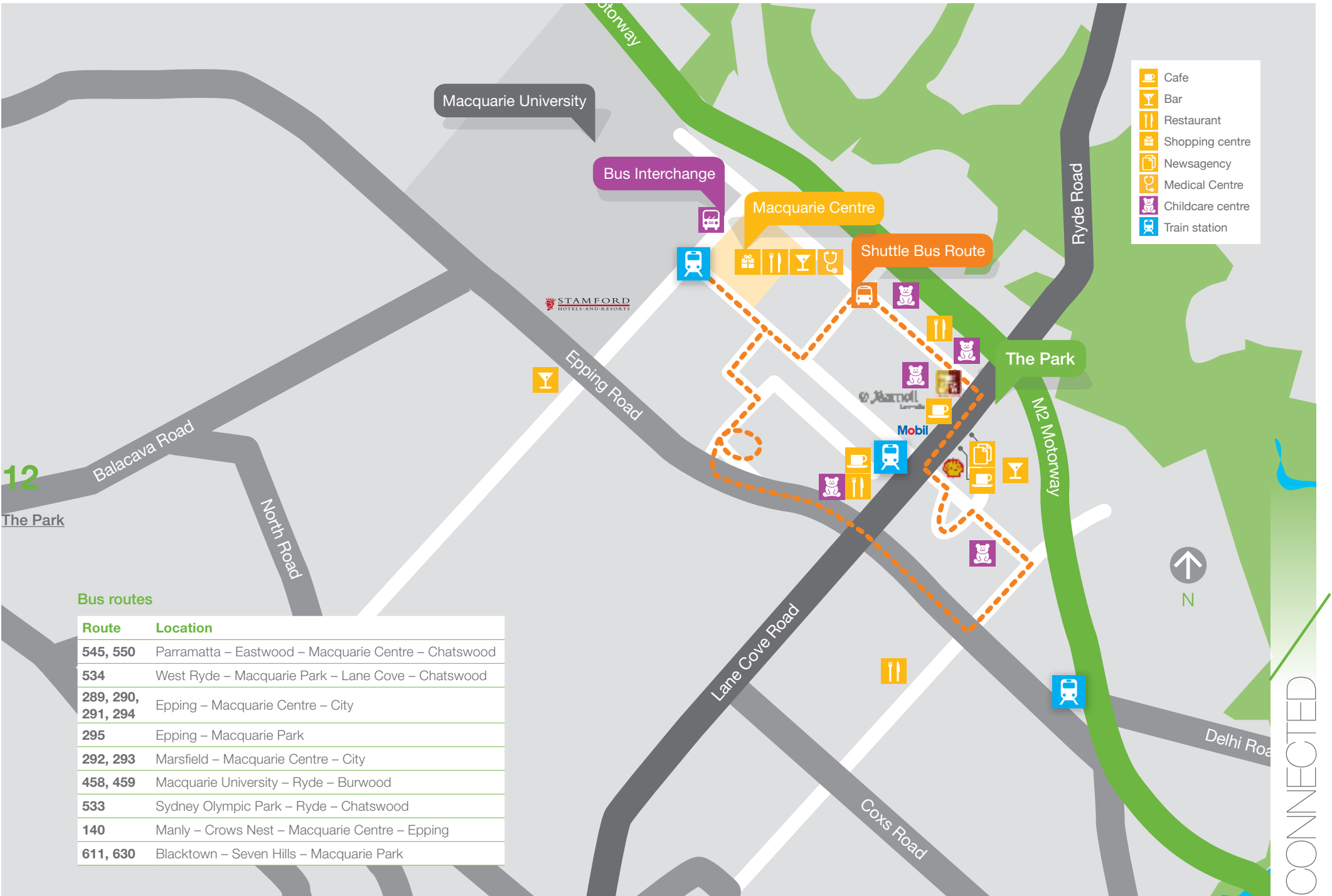
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## shopping+

Macquarie Centre is currently undergoing a major redevelopment to make it the second largest shopping centre in Sydney by late 2014, and will include:

- + A full line David Jones
- + A new 2 level mall linking the new David Jones with the existing centre and Myer
- + A new Fresh Food Market including Coles and Aldi
- + Approximately 130 new specialty stores
- + A further 1,050 car spaces



-  Cafe
-  Bar
-  Restaurant
-  Shopping centre
-  Newsagency
-  Medical Centre
-  Childcare centre
-  Train station

**Bus routes**

| Route              | Location   |
|--------------------|--|
| 545, 550           | Parramatta – Eastwood – Macquarie Centre – Chatswood |
| 534                | West Ryde – Macquarie Park – Lane Cove – Chatswood   |
| 289, 290, 291, 294 | Epping – Macquarie Centre – City                     |
| 295                | Epping – Macquarie Park                              |
| 292, 293           | Marsfield – Macquarie Centre – City                  |
| 458, 459           | Macquarie University – Ryde – Burwood                |
| 533                | Sydney Olympic Park – Ryde – Chatswood               |
| 140                | Manly – Crows Nest – Macquarie Centre – Epping       |
| 611, 630           | Blacktown – Seven Hills – Macquarie Park             |

CONNECTED

# master plan

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## Quick links/

To view fitout plan options for each office suite, visit:

[www.goodmanbetterbusiness.com](http://www.goodmanbetterbusiness.com)

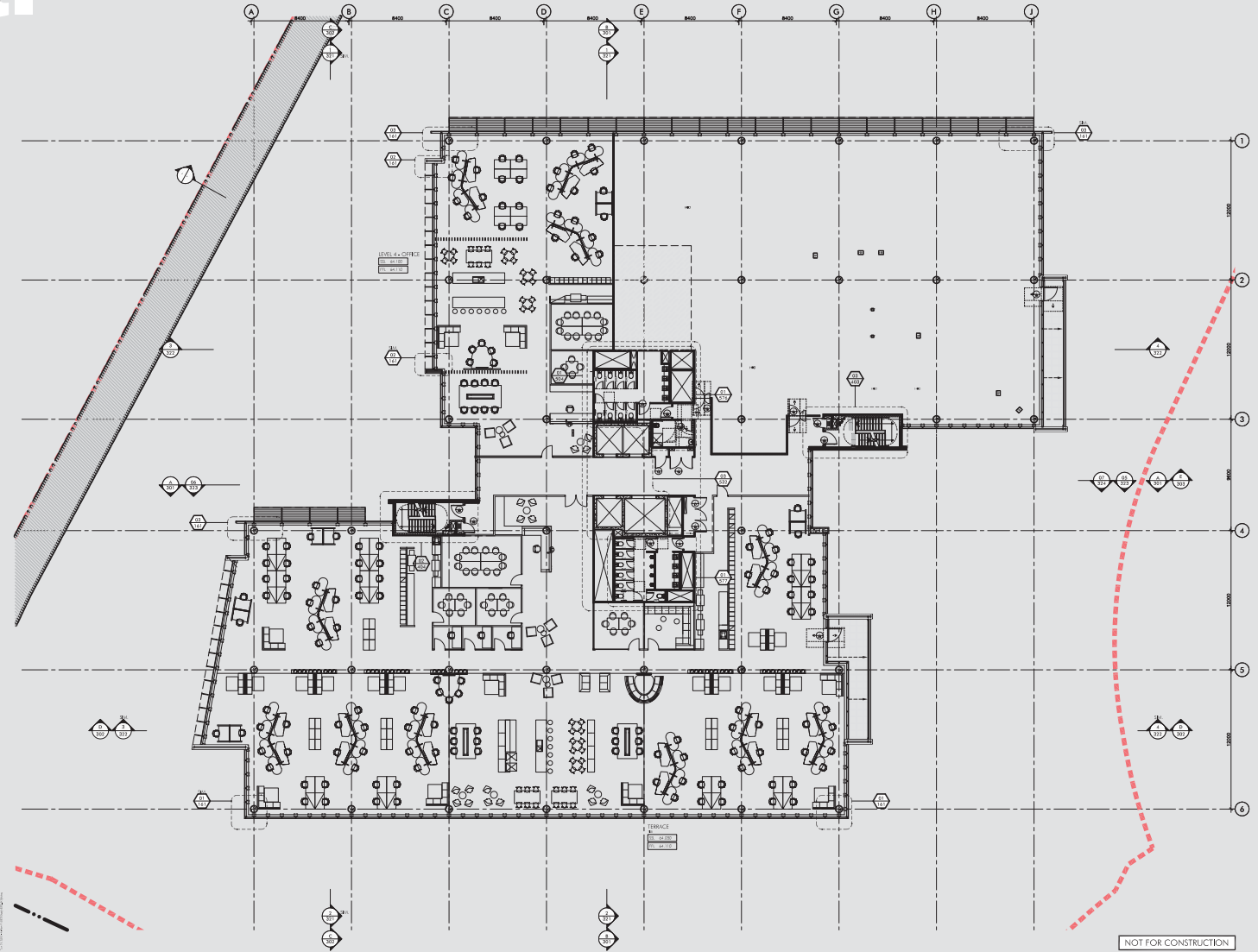


# typical fitout

- Level 4

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NOT FOR CONSTRUCTION

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Artist's impression





## service+

To ensure our customers receive the best possible service, all of our estates have in-house property services teams that attend to customers' operational needs and ensure maintenance and presentation standards are exceptional.



## manage+

Dedicated Building Managers provide on-site support for day-to-day operations, while Property and Asset Managers are available to discuss any lease queries, invoicing issues or modifications to tenancies.



Superior customer service is at the heart of everything we do



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The Park



SERVICE

“Sustainability is a continuation of Goodman Group’s own+develop+manage customer service model.”

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As a long-term owner of property, Goodman has an inherent incentive to construct sustainable buildings to meet market demands and ensure compliance with future regulatory requirements. Our philosophy includes a sustainable approach to our environment, as well as proper consideration for our social and economic responsibilities to the wider community. Our sustainability framework continues to evolve, incorporating business requirements and stakeholder expectations and will be used to establish benchmarks that measure our performance over time. Goodman is a member of the Green Building Council of Australia (GBCA) and the platinum sponsor of the Green Star Industrial Tool. Goodman is committed to being an industry leader on sustainability in the property sector.

| Category                                |   | Attribute description   | Benefits  |
|---|---|---|---|
| <b>Energy</b>                           |   |   |   |
| Building Intelligence System            | ✓ | Full BMCS including on-floor control, energy management, comfort control, diagnostics and reporting.                | Long term reduction in energy use and significant savings in energy consumption.                  |
| NABERS 4.5 Star Rating                  | ✓ | Energy monitoring to enable management of consumption and efficiency of energy systems.                             |   |
| Green Star 4 Star Rating                | ✓ | Accredited rating by the Green Building Council of Australia  |   |
| Intelligent lighting design and control | ✓ | Automatic Lighting Control with motion sensor controlled BMCS time scheduling with manual override.                 |   |
| <b>Water</b>                            |   |   |   |
| Water efficiency                        | ✓ | Low flow sanitary and tapware (AAAA) and dual flush cisterns  | Reduction of potable water consumption and significant savings and management in water use        |
| Smart Metering                          | ✓ | Monitoring of consumption and dedicated metering system   |   |
| Rainwater harvesting                    |   | Rainwater harvesting to storage tanks providing water for irrigation or landscaping                                 |   |
| <b>Indoor Environmental Quality</b>     |   |   |   |
| Supplementary outside air               |   | Increased natural ventilation to tenant areas   | Increased quality of internal environment   |
| Tenant exhaust risers                   |   | Removal of indoor pollutants from tenant areas through dedicated risers   |   |
| <b>Materials</b>                        |   |   |   |
| Recycling                               |   | Dedicated office recycling and waste storage area   | Recycling of materials where possible to reduce waste.  |
| Waste                                   |   | Waste management plan and execution during construction   |   |
| Fitout                                  |   | Integrated fitout where possible to avoid material wastage  |   |
| <b>Transport</b>                        |   |   |   |
| Public Transport                        | ✓ | Building is centrally located in close proximity to bus and train routes encouraging a shift to utilise the systems | Reduction of emissions, promotes healthy lifestyle and the use of alternative modes of transport. |
| Cyclist Facilities                      | ✓ | Secure bicycle, shower and locker facilities provided for tenants   |   |
| <b>Ecology</b>                          |   |   |   |
| Reuse of land                           |   | Reuse and remediation of existing brownfield land   | Reduction of impact on natural environment.   |

| Item                       | Description   |
|----------------------------|---|
| Quality                    | + Property Council of Australia (PCA) "Grade A" rating.   |
| External Finishes          | + Glass, aluminium framed glazing and alpolic cladding to elevations.<br>+ External paving adjacent to entry lobby shall be natural stone tiled, granite or similar.  |
| Façade                     | + Full height floor to slab soffit to office areas.<br>+ Typical panel widths are 1200mm;   |
| Windows and External Doors | + Window frames to be aluminium.<br>+ Tinted laminated & heat strengthened safety glazing to all external windows<br>+ Double hinged aluminium framed glazed doors and frame 2100mm x 1800mm, fully glazed.<br>Auto sliding doors to Lobby.   |
| Plant Areas                | + Plant areas are located generally at roof and basement level.   |
| Roof                       | + The top floor of the building shall be a concrete roof.   |
| Basement Amenities         | Cycle Areas, toilets and showers shall be provided to Council requirements and appropriately for 3 Green Star Points, as follows:<br>+ Bicycle storage for 5% of the building occupiers based on 1 person to each 15 sqm.<br>+ Accessible showers provided at a rate of 1 shower for each 10 bicycle spaces.<br>+ Changing facilities immediately adjacent to the bicycle racks and showers.<br>+ Lockers provide at a rate of 1 locker for each bicycle space.<br>+ These areas shall be provided with appropriate finishes and at least the same standard of finish as the toilet facilities within the office areas.<br>+ 66 sqm gym |
| Mechanical Systems         | + An air conditioning and heating system shall be provided to office areas.<br>+ The supply air distribution system shall be either a conventional VAV with light air slot supply through booted light fittings or low temperature supply system.<br>+ Basis of specification for Mechanical System design as follows:<br>– Ambient Summer – 35°C DB / 24°C WB<br>Winter – 6°C DB<br>– Internal 22.5°C Dry Bulb; +/- 1.5° Dry Bulb  |
| Lighting                   | + T5 Fluorescent luminaries with wire guard protectors and K12 low brightness diffusers.<br>+ Motion sensor controlled BMCS time scheduling with manual override at lift lobbies.<br>+ 24hr/security lighting   |
| Hydraulic Systems          | + Rainwater Collection and Discharge<br>+ Metering of hydraulic services for BMCS monitoring  |
| Security                   | + Dedicated building CCTV monitoring for all building perimeter Entry/Exits, public and executive areas.<br>+ Lift cars, lift lobby areas, bike storage and car parks shall be provided for surveillance purposes with dual point of control managed centrally.   |

# proven track record+



**Altitude Corporate Centre**  
Mascot, NSW

+ Electrolux, Corporate Express  
+ 14,000 sqm



**Chifley Business Park,**  
Commercial Precinct  
Moorabbin Airport, Victoria

+ Caltex, Commonwealth Bank, Simplot  
+ 11,200 sqm



**The Precinct Corporate Centre**  
North Ryde, NSW

+ National Measurement Institute  
+ 10,400 sqm

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**Ferntree Business Park**  
Notting Hill, Victoria

+ Schneider Electric  
+ 7,871 sqm



**Pinnacle Office Park**  
North Ryde, NSW

+ Aristocrat Leisure  
+ 15,500 sqm



**Talavera Corporate Centre**  
North Ryde, NSW

+ CSC Australia, Toshiba, Sanofi-Aventis  
+ 62,600 sqm

# proven track record+ (continued...)



**Air New Zealand House  
Auckland**

+ Air New Zealand  
+ 15,600 sqm



**Ford Building, Highbrook Business Park  
Auckland**

+ Ford Motor Company Head Office, RSM  
Prince Chartered Accountants, BNZ  
Partners  
+ 4,000 sqm



**Millennium Centre Phase II  
Auckland**

+ American Express, Spotless Services,  
Pharmacy Brands  
+ 19,700 sqm

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**Show Place Office Park  
Christchurch**

+ Solid Energy  
+ 3,800 sqm



**Vodafone Building  
Auckland**

+ Vodafone  
+ 14,300 sqm



**Yellow HQ, Greenlane  
Auckland**

+ Chevron, Yellow Pages  
+ 8,200 sqm

contact+



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