One-way new street
with street parking on
either side of the street

REVISED CONCEPT MASTER PLAN
Prepared for: HENROTH GROUP
© GM Urban Design & Architecture Pty Ltd All Rights Reserved. All methods, processes, commercial proposals and other contents described in this document are the confidential intellectual property of GM Urban Design & Architecture Pty Ltd and may not be used or disclosed to any party without written permission.
LAND USES - GROUND LEVEL

- **WOOLWORTH**
- **MINI MAJOR**
- **MEDICAL PHARMACY**
- **EXISTING RETAIL**
- **FUTURE RETAIL TENANCY**
  - Approx. 5,000 sqm
- **ALDI**
- **PLAZA**
- **PARKING**
  - Approx. 9,518 sqm
- **PARKING**
  - Approx. 3,662 sqm
- **VENUE ENTRY**
High-level estimated yield -

- Total residential GBA: 52,934.6 sqm
- Total commercial GBA: 22,720.2 sqm
- Residential GFA (70-75%): 37,054.2 - 39,700.9 sqm
- Commercial GFA (80-85%): 18,176.2 - 19,312.2 sqm
- Estimated FSR: 0.97 - 1.03:1

Option 1 - 1st podium with residential and open space on top

High-level estimated yield -

- Total residential GBA: 50,604.6 sqm
- Total commercial GBA: 22,720.2 sqm
- Residential GFA (70-75%): 35,423.2 - 37,953.5 sqm
- Commercial GFA (80-85%): 18,176.2 - 19,312.2 sqm
- Estimated FSR: 0.94 - 1:1

Option 2 - Podium car parking on Level 1