



17002 - Chullora Marketplace - Nos 353 - 355 Waterloo Road, Greenacre

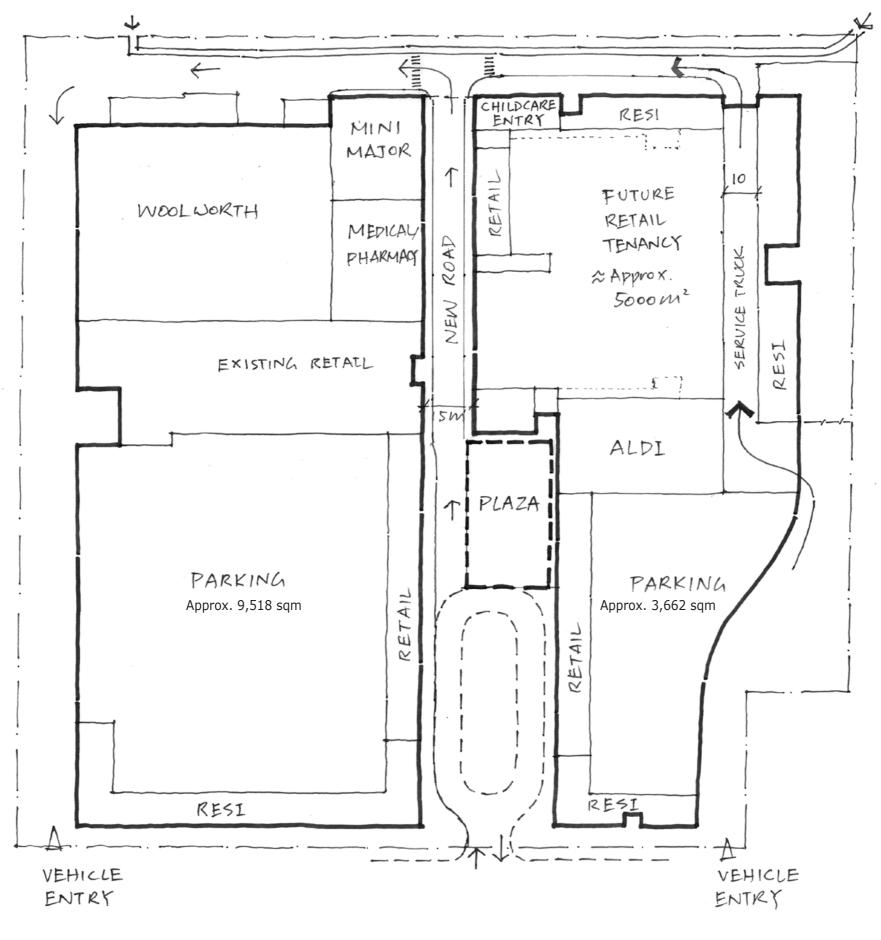
REVISED CONCEPT MASTER PLAN

Prepared for: HENROTH GROUP

Revision: Status: FOR DISCUSSION ONLY
Date: 23 / 07 / 2018

SCALE: N.T.S

Level 8, 75 Miller Street North Sydney NSW 2060 Tel (02) 8920 8388 Web www.gmu.com.au





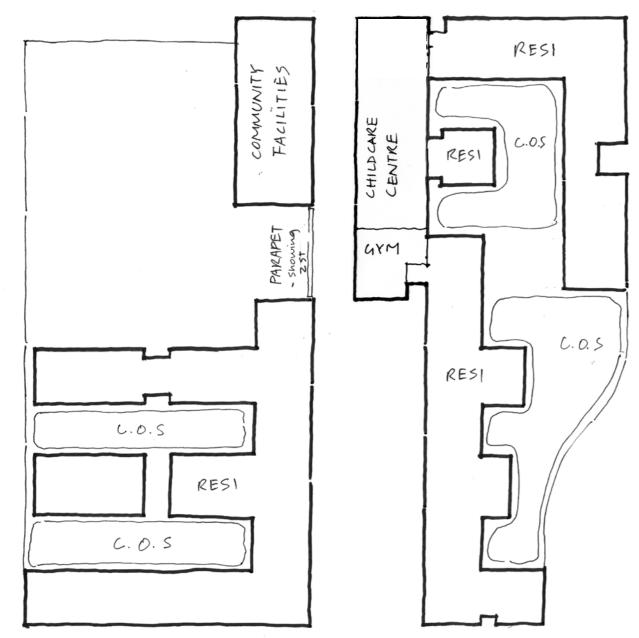
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LAND USES - GROUND LEVEL

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

High-level estimated yield -

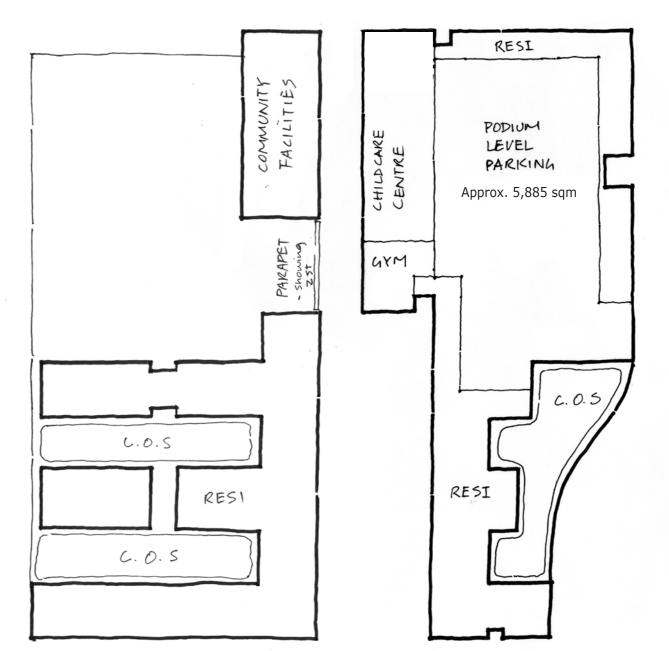
• Total residential GBA: 52,934.6 sqm

• 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 2 - Podium car parking on Level 1

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



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LAND USES - LEVEL 1

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