



SITE CRITERIA

FORRESTDALE BUSINESS PARK DESIGN CRITERIA

<u>SETBACKS</u>		
From Primary Street		
Minimum	15m	
Maximum	21m	
Secondary Street	6m	
<u>BUILDING HEIGHTS</u>		
Maximum height	4 storeys up to 17m from natural ground level	
<u>SITE COVER</u>		
Minimum site cover	20% of lot area	
<u>LANDSCAPING</u>		
Street frontages	<ul style="list-style-type: none"> 3m of landscaping required and receive 50% understorey planting coverage and 50% unplanted mulch area. A minimum of one 45L tree provided for every 10m of street frontage. 	
Lot	<ul style="list-style-type: none"> A minimum of one 45L tree for every 4 parking bays 	
<u>PARKING AND ACCESS</u>		
Crossovers	Lots with frontage of more than 50m are allowed 2 crossovers Crossovers should be less than 9m	
Parking		
Landuse:		
3A General Industry		
Min	1 bay per 100m ² of NLA	
Max	1 bay per 50m ² of NLA	
<u>ARTICULATION AND BUILDING LAYOUT</u>		
Portions of buildings that are visible from the street	Need to designed to a human scale and visual interest	
<u>SITE CRITERIA</u>		
1. Site Area		
a. Site Area	49,862m ²	
2. Landscaping		
TOTAL	2,593m ² (5.2%)	
3. Floor Area (GFA)		
a. Warehouse 1	12,000m ²	
b. Warehouse 2	4,600m ²	
TOTAL	16,600m ² (33.3%)	
Future		
a. Warehouse 1	15,000m ²	
b. Warehouse 2	4,600m ²	
TOTAL	19,600m ² (39.3%)	
4. Carparking		
i. Cars Required		
a. Warehouse	16,600m ² NLA @1/100m ²	166 Carbays
	Future 19,600m ² NLA @1/100m ²	196 Carbays
ii. Cars Provided		
a. On Grade		
Total Carbays Provided	140	
	140	

LEGEND

-  **BUILDING FOOTPRINT - SHOWROOM / WAREHOUSE / FACTORY**
-  **BUILDING FOOTPRINT - OFFICE**
-  **EXTENT OF CONCRETE HARDSTAND**
-  **EXTENT OF BITUMEN PAVING**
-  **EXTENT OF BRICK PAVING / CONCRETE PAVING**
-  **EXTENT OF LANDSCAPING**

SITE PLAN

SCALE: 1 : 500

PRELIMINARY