

SITE CRITERIA

FORRESTDALE BUSINESS PARK DESIGN CRITERIA

SETBACKS

From Primary Street	
Minimum	15m
Maximum	21m
Secondary Street	6m

BUILDING HEIGHTS

Maximum height	4 storeys up to 17m from natural ground level
----------------	---

SITE COVER

Minimum site cover	20% of lot area
--------------------	-----------------

LANDSCAPING

Street frontages	• 3m of landscaping required and received • 50% understorey planting coverage and 50% unplanted mulch area. • A minimum of one 45L tree provided for every 10m of street frontage.
------------------	--

Lot	• A minimum of one 45L tree for every 4 parking bays
-----	--

PARKING AND ACCESS

Crossovers	Lots with frontage of more than 50m are allowed 2 crossovers Crossovers should be less than 9m
------------	---

Parking

Landuse:	
3A General Industry	1 bay per 100m² of NLA
Min	
Max	1 bay per 50m² of NLA

ARTICULATION AND BUILDING LAYOUT

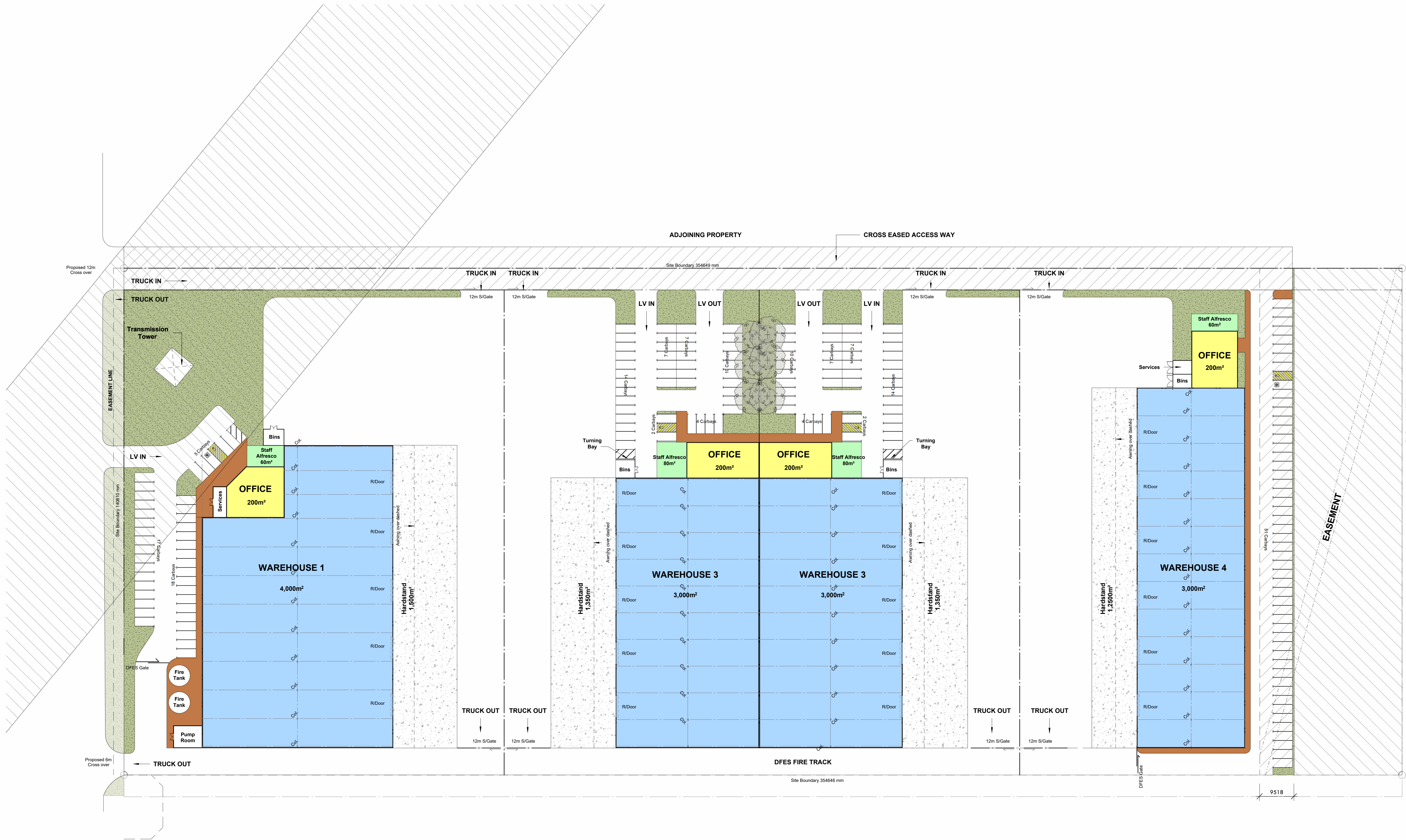
Portions of buildings that are visible from the street	Need to designed to a human scale and visual interest
--	---

SITE CRITERIA

1. Site Area		
a. Site Area		49,862m²
2. Landscaping		
a. Soft		3,282m²
TOTAL		3,282m² (6.6%)
3. Floor Area (GFA)		
a. Warehouse 1		4,000m²
b. Warehouse 2		3,000m²
c. Warehouse 3		3,000m²
d. Warehouse 4		3,000m²
e. Office 1		200m²
f. Office 2		200m²
g. Office 3		200m²
h. Office 4		200m²
TOTAL		13,800m² (27.6%)
4. Carparking		
i. Cars Required		
a. Warehouse	12,000m² NLA @1/100	130 Carbays
b. Office	800m² NLA @1/30	27 Carbays
TOTAL		157 Carbays
ii. Cars Provided		
Total Carbays Provided		179 Carbays

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 OPTION 1

SCALE: 1 : 500

PROPOSED WAREHOUSE DEVELOPMENT

LOCATION : 92 AYERS ROAD, FORRESTDALE, 6112
FOR : QUBE

PRELIMINARY

