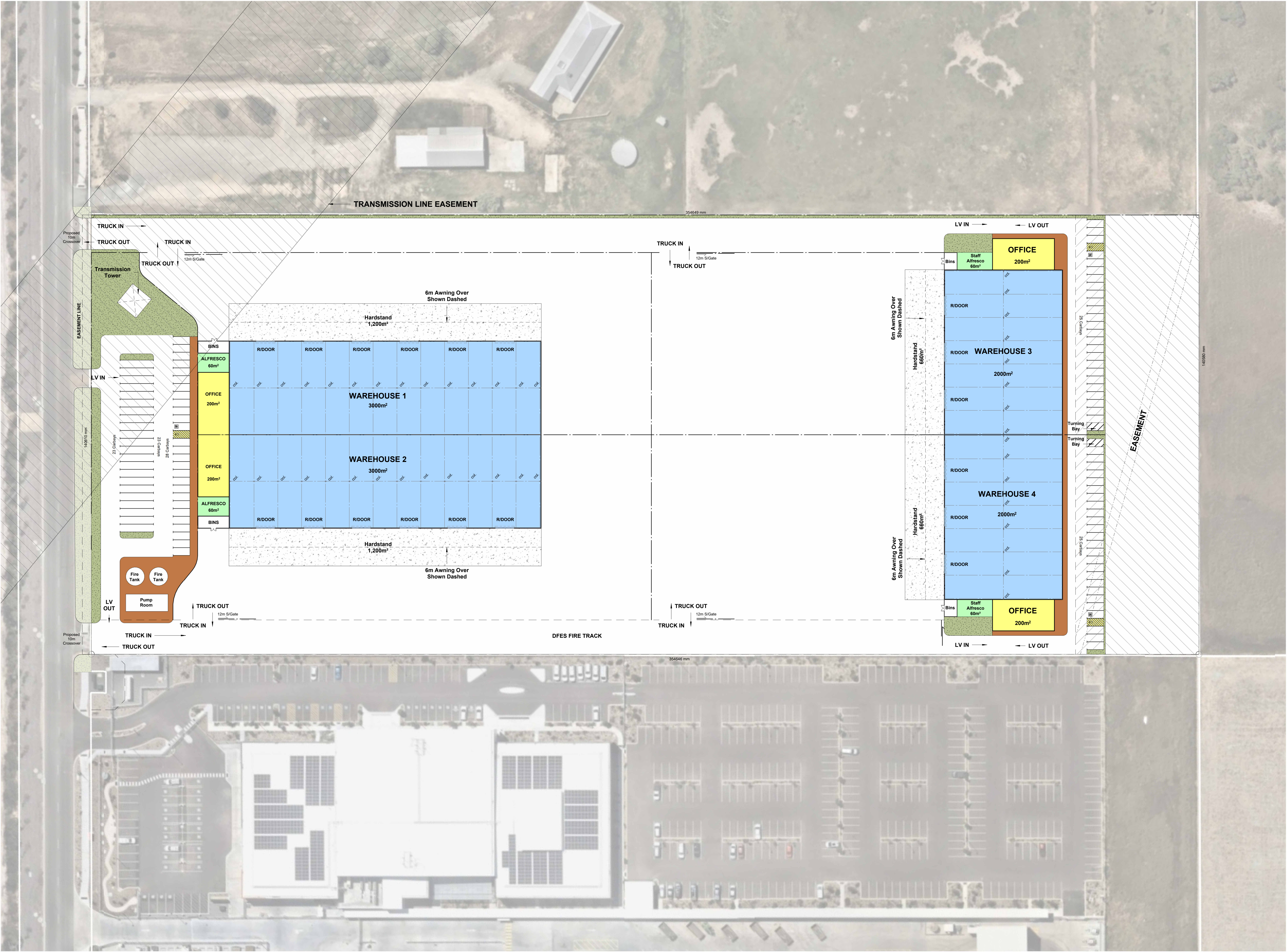




SITE CRITERIA

FORRESTDALE BUSINESS PARK DESIGN CRITERIA

SETBACKS

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

BUILDING HEIGHTS

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

Minimum site cover	20% of lot area
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LANDSCAPING

Street frontages	• 3m of landscaping required and relieve 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
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Parking

Landuse:

3A General Industry

Min

Max

1 bay per 100m² of NLA

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
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SITE CRITERIA

1. Site Area		
a. Site Area		49,862m ²
2. Landscaping		
TOTAL		1,533m ² (3%)
3. Floor Area (GFA)		
a. Warehouse 1		3,000m ²
b. Warehouse 2		3,000m ²
c. Warehouse 3		2,000m ²
d. Warehouse 4		2,000m ²
e. Office 1		200m ²
f. Office 2		200m ²
g. Office 3		200m ²
h. Office 4		200m ²
TOTAL		10,800m ² (22%)
4. Carparking		
i. Cars Required		
a. Warehouse & Office	10,800m ² NLA @1/100	108 Carbays
ii. Cars Provided		
a. On Grade		124
Total Carbays Provided		124

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 2

SCALE: 1 : 500

meyer shircore
architects

PROPOSED WAREHOUSE DEVELOPMENT

LOCATION : 92 AYERS ROAD, FORRESTDALE, 6112

FOR : QUBE

PRELIMINARY

Member
Architects



0 5 10 15 20 25 30

DATE:	OCT 2024	PROJECT NUMBER
REVISION:	SK007	23-9287
SHEET:	As 2	© Meyer Shircore & Associates Suite 2, Ground Floor 437 Roberts Road, Subiaco WA 6008 PO Box 1294 Subiaco WA 6008 t: 08 9381 9511 e: msa@meyershircore.com.au
SCALE:	indicate@B1	