



LOCATION PLAN

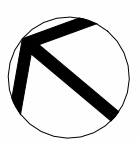


EXISTING SITE AERIAL

SCALE: 1:200

PROPOSED INDUSTRIAL DEVELOPMENT

LOCATION : LOT 8 CNR HATCH COURT & STIRLING CRESCENT, HIGH WYCOMBE
BY : SARICH





COMPOSITE SITE PLAN
SCALE: 1 : 500

SITE CRITERIA

Lot 8		Lot 16	
1. Site Area		1. Site Area	10,032m²
a. Roundabout Road Resumption	217m²	a. Site Area	
b. Site Balance	9,793m²	2. Landscaping	
Total	10,010m²	a. Provided	530m²
		Soft	
2. Landscaping		1,032m²	
a. Provided			
Soft			
3. Floor Area		3. Floor Area	
a. External Walls	59m²	a. External Walls	62m²
b. Dividing Walls	47m²	b. Dividing Walls	15m²
c. Stairs + Foyer	119m²	c. Lunch	100m²
d. Toilets & Lunch	102m²	d. Toilets	85m²
e. Warehouse NLA	4,517m²	e. Warehouse NLA	4,478m²
Total GF GFA	4,844m²	Total W/H GFA	4,740m²
f. Mezzanine Toilets & Lunch Room	95m²	f. Office NLA	504m²
g. Mezzanine Office NLA	487m²	G. Dividing Walls	24m²
h. External Walls	38m²	Total Office GFA	528m²
Total MEZZ GFA	620m²	Total GFA	5,250m²
Total GFA	5,464m²	4. Carparking (GFA)	
4. Carparking (GFA)		i. Cars Required	
a. Warehouse	4,517m² @ 1/100	3,000m² @ 1/100	30 Cars
b. Mezzanine Office	487m² @ 4/100	a. Warehouse	1,740m² @ 2/100
Total Car required	64 Cars	c. Industrial	504m² @ 4/100
		d. Office	20 Cars
		Total Car required	85 Cars
		ii. Cars Required	
		a. Cars Provided	86 Cars
		Total	86 Cars
		5. Plot Ratio	
		i. Required Plot Ratio of 0.5	5,016m²
		ii. Provided	
		a. First Floor Office NLA	4,478m²
		b. Ground Floor Warehouse NLA	504m²
		Total Plot Ratio	4,982m²

Landscaping
A. Soft Landscaping
Defined as vegetative landscaping.
Gross Floor Area : GFA
A. All Floor Areas on this plan are shown as GROSS FLOOR AREA.
Unless otherwise noted as Net Floor Area
B. Definition of Gross Floor Area is defined as:
i. GROSS FLOOR AREA OF TENANCY:
Gross Floor Area of an individual Tenancy is defined as the area contained between the centre line of common tenancy walls and the outside edge of external walls.
ii. GROSS FLOOR AREA OF A BUILDING:
Gross Floor Area of a Building is defined as the total area contained between the outside edge of external walls
Net Floor Area : NFA
A. Net Floor Area of a Tenancy on this plan is defined as the area between external or tenancy dividing walls.
B. This area is inclusive of toilets if the toilets are exclusive to the Tenancy.

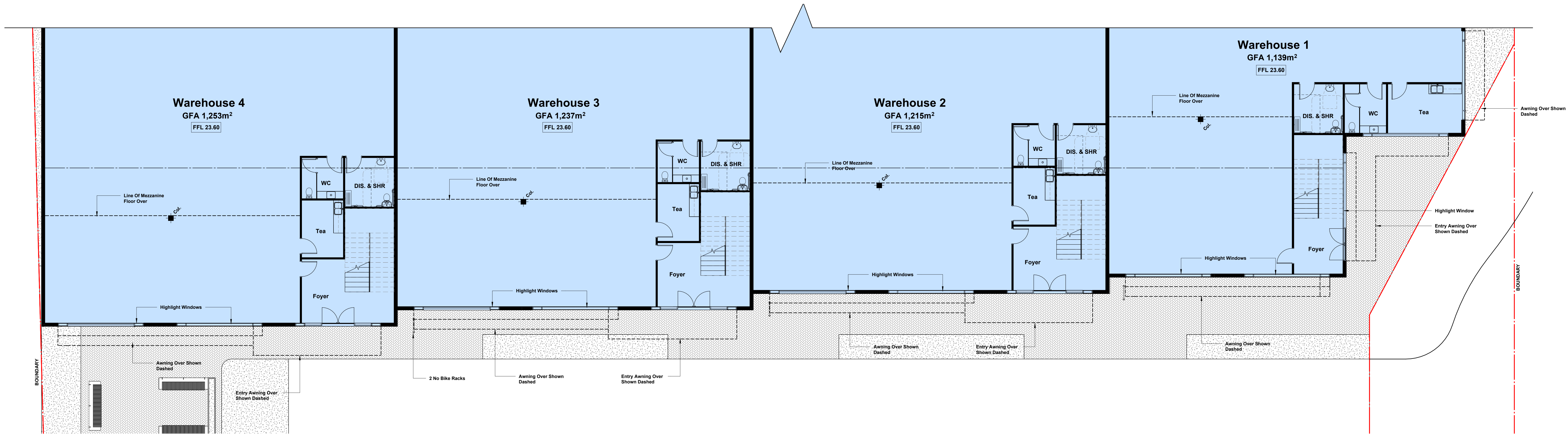
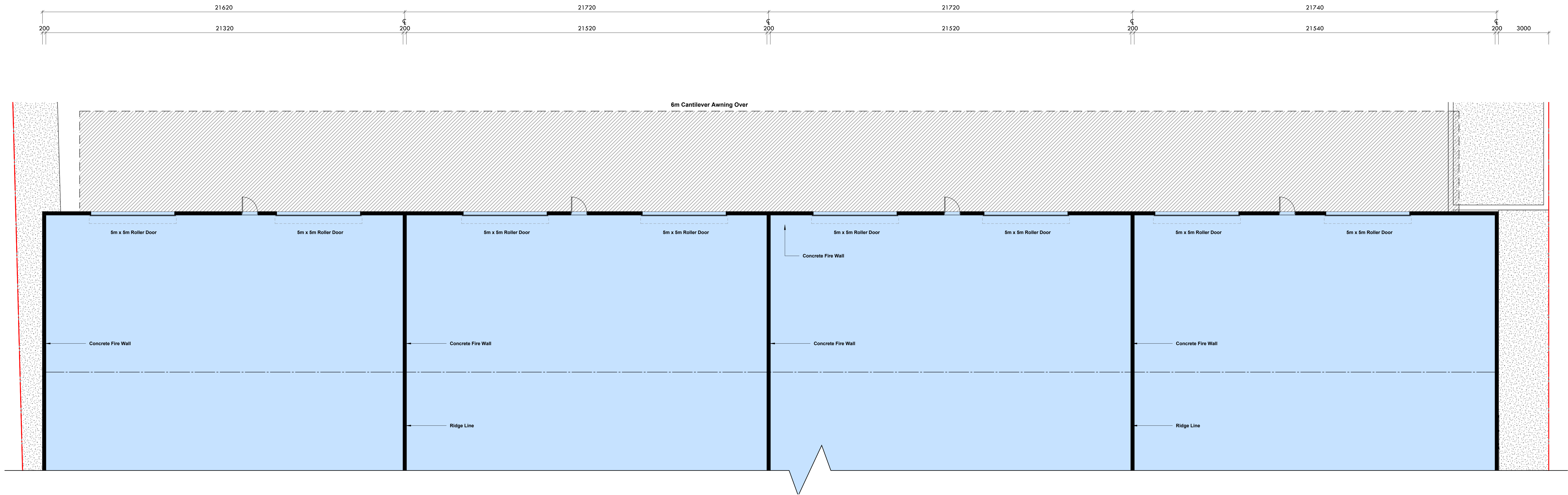
SITE DESIGN CHECKLIST

- ☐ 1. SEWER MAINS LOCATION TO BE DETERMINED
- ☐ 2. FIRE MAINS PRESSURE TEST REQUIRED
- ☐ 3. FIRE TANKS OR PUMPS TO BE DETERMINED
- ☐ 4. WESTERN POWER TRANSFORMER LOCATION TO BE DETERMINED
- ☐ 5. CROSSOVER & ACCESS TO STREET TO BE DETERMINED BY LOCAL AUTHORITY
- ☐ 6. FULL FEATURE SITE SURVEY REQUIRED
- ☐ 7. DIAL BEFORE YOU DIG REQUIRED
- ☐ 8. BUSHFIRE ATTACK LEVEL (BAL) TO BE DETERMINED
- ☐ 9. STREET POWER POLES TO BE DETERMINED
- ☐ 10. SITE ZONING & USE TO BE DETERMINED

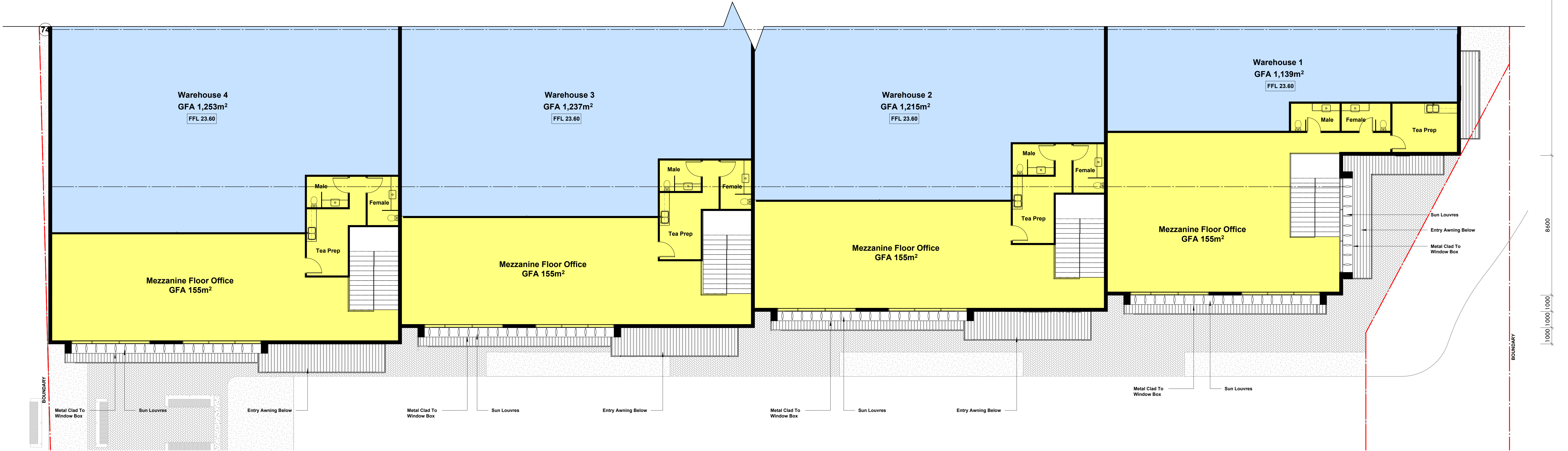
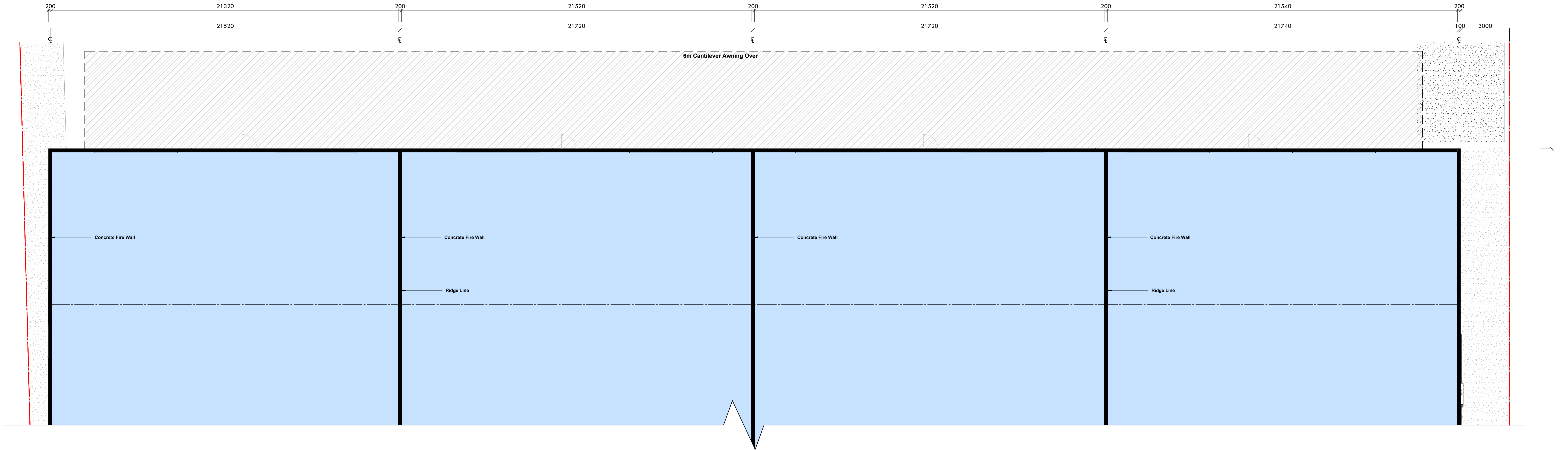
NOTE: Any of the following items that do not have an 'X' in the provided square require determination.

LEGEND

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



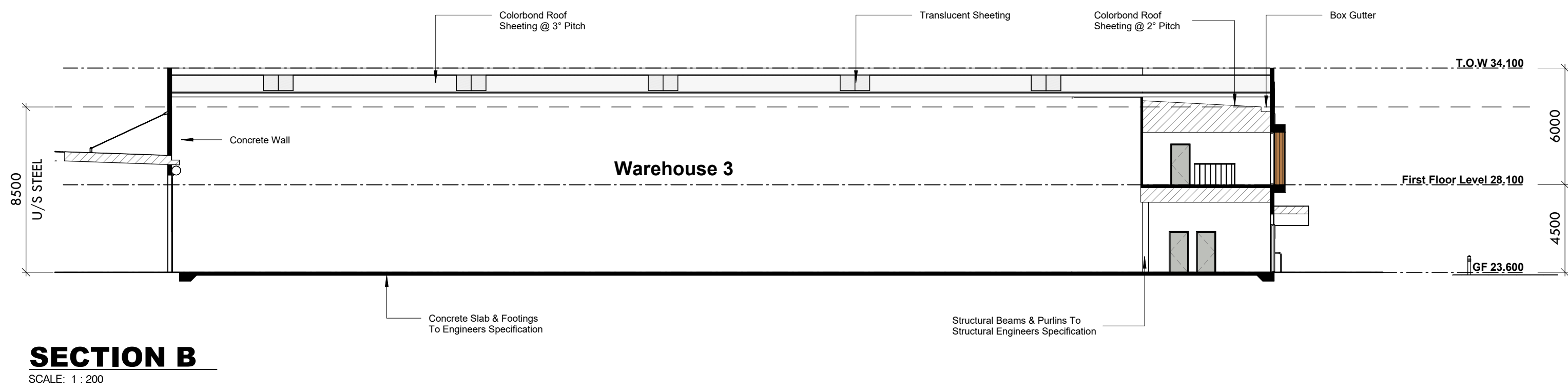
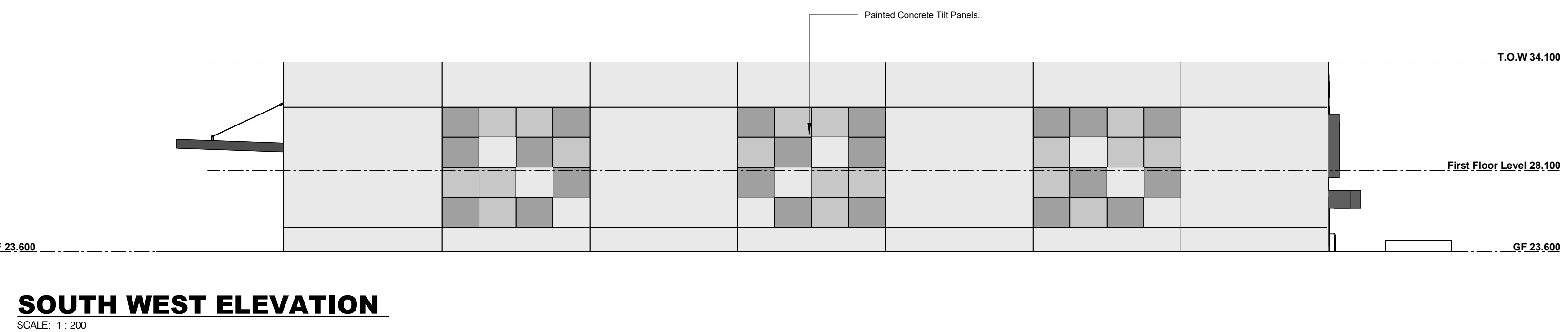
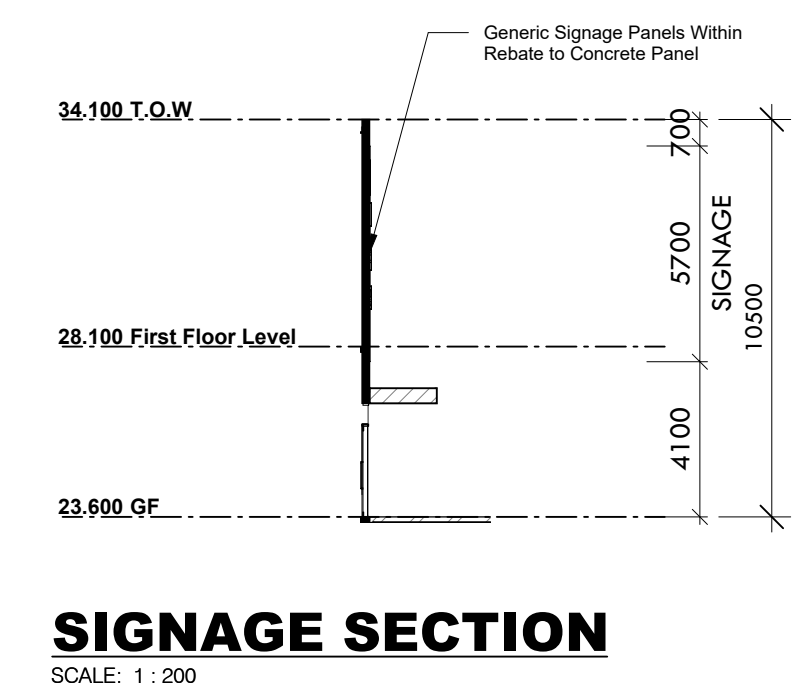
GROUND FLOOR PLAN
SCALE: 1 : 100



MEZZANINE OFFICE FLOOR PLAN

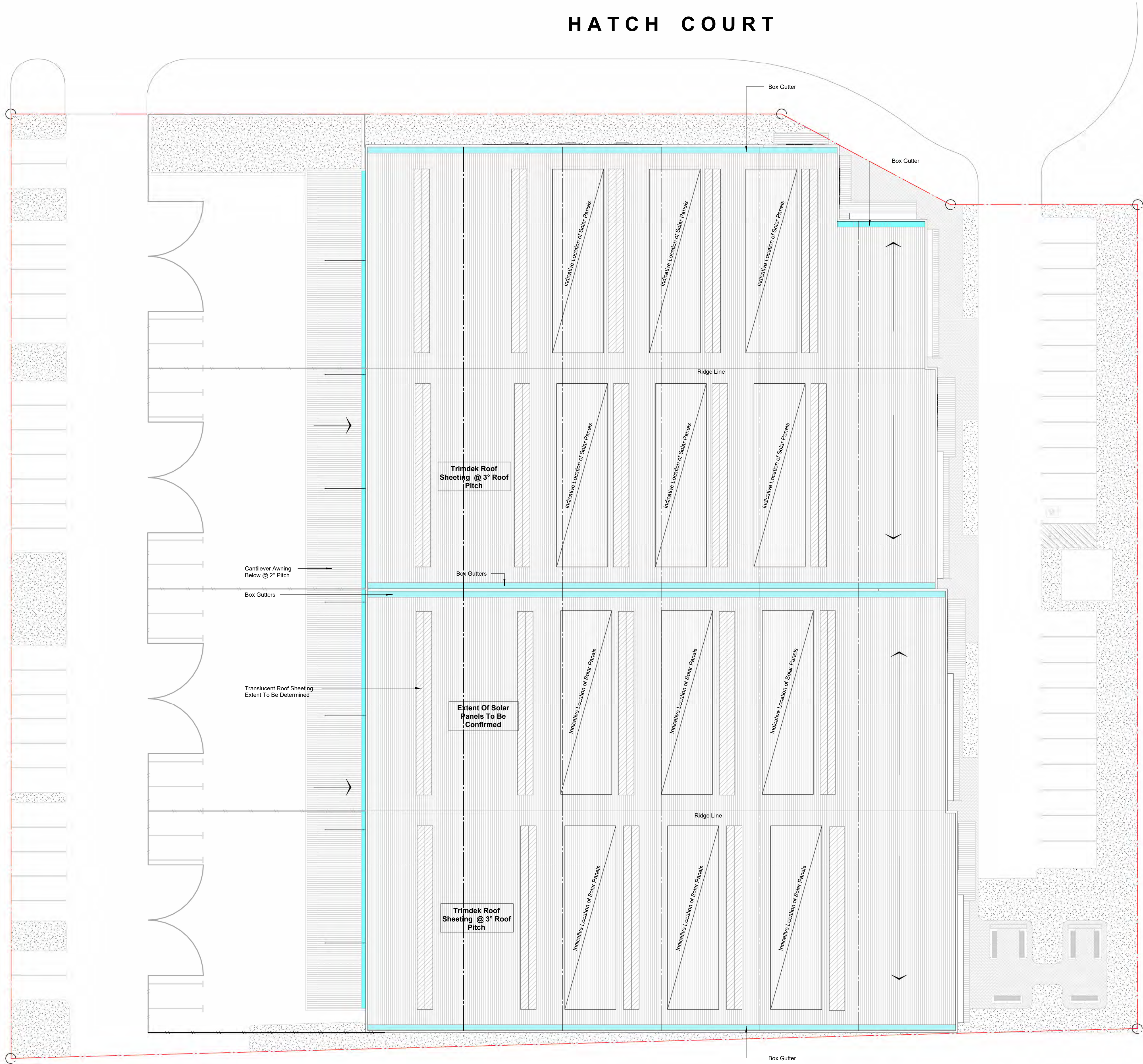
SCALE: 1:100





DATE: MAR 2025 PROJECT NUMBER
REVISION: SK027 **24-9352**
SHEET: 8 © Meyer Shircore & Associates ACN 115 189 216
Suite 2, Ground Floor 437 Roberts Road, Subiaco WA 6008
PO Box 1294 Subiaco WA 6004
SCALE: 1 : 200 @B1 t: 08 9381 8511 e: msa@meyershircore.com.au

HATCH COURT



STIRLING CRESCENT

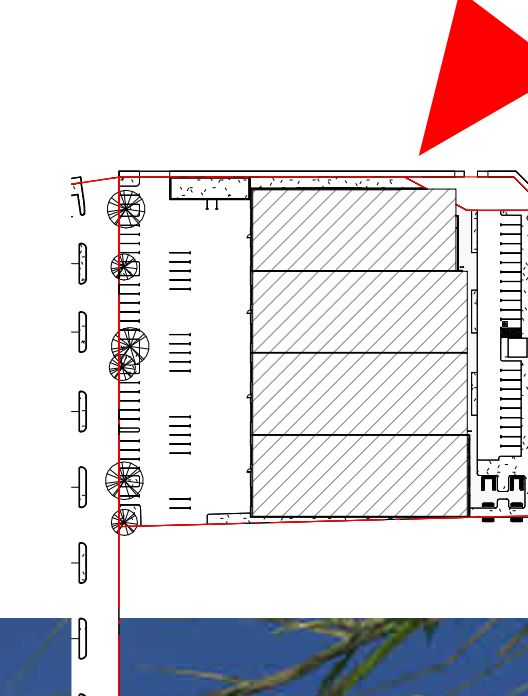
ROOF PLAN

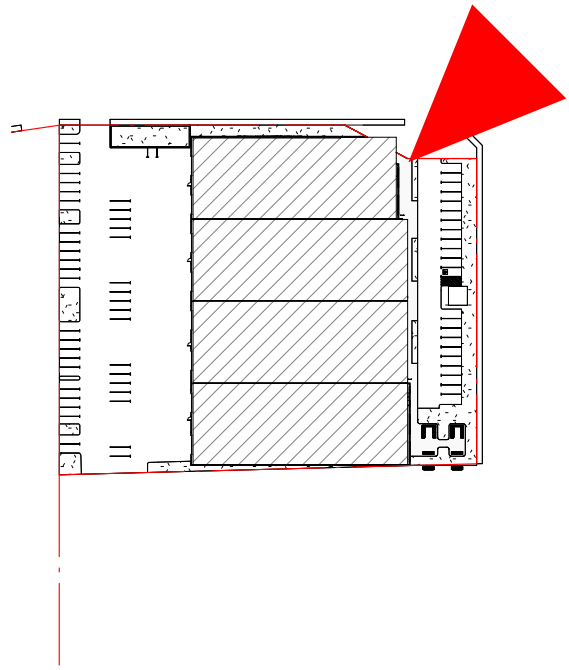
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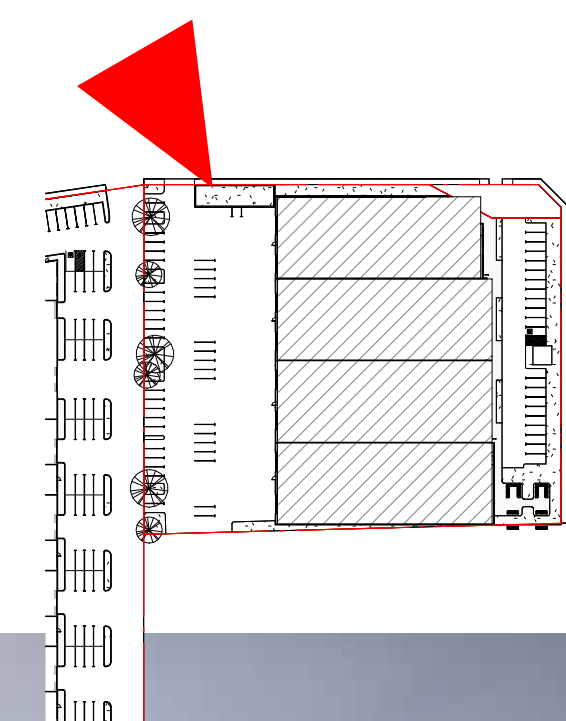
PROPOSED INDUSTRIAL DEVELOPMENT

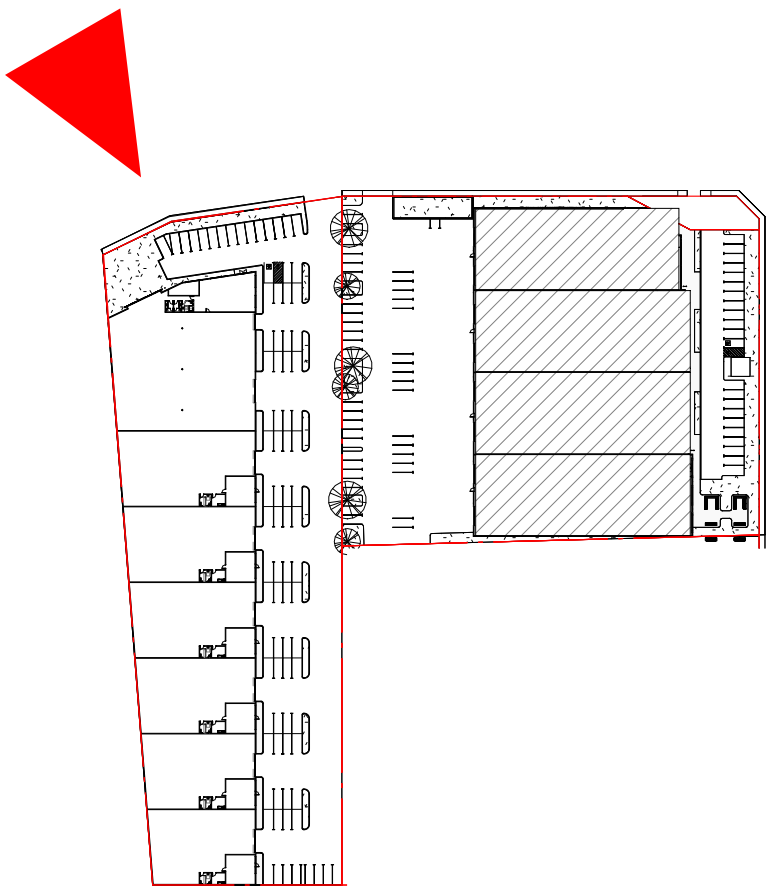
LOCATION : LOT 8 CNR HATCH COURT & STIRLING CRESCENT, HIGH WYCOMBE
BY : SARICH

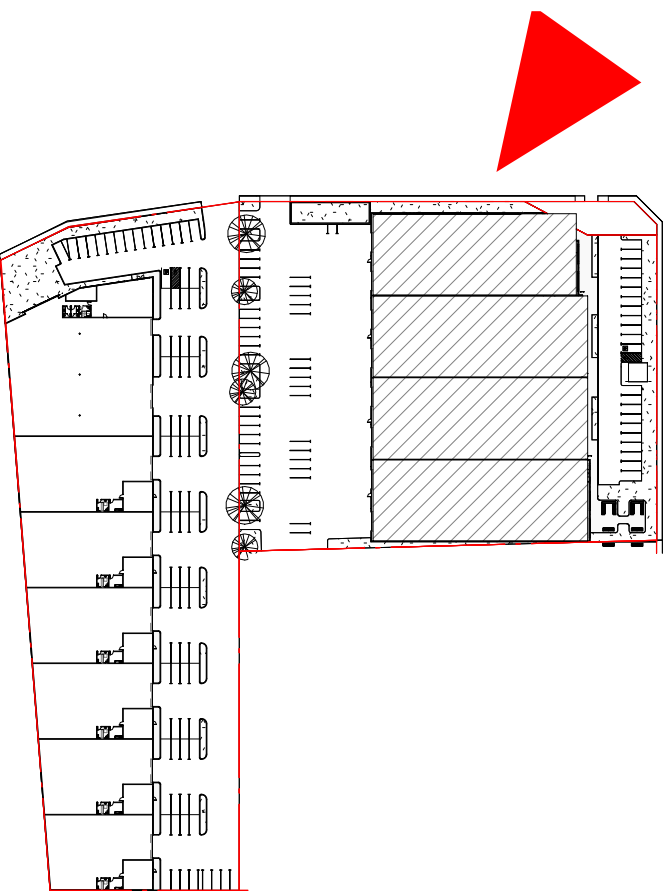


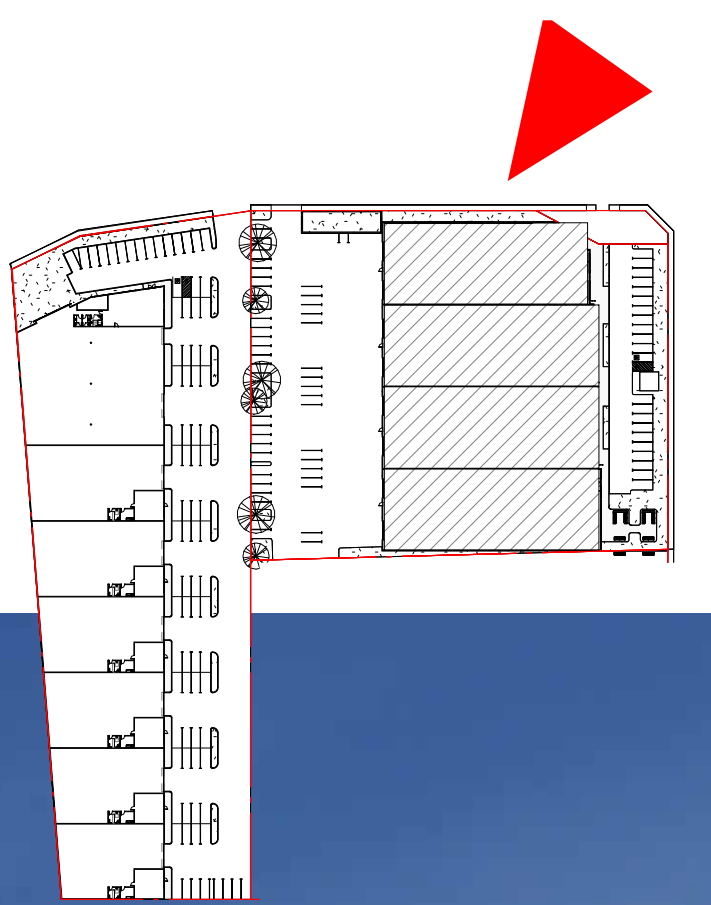


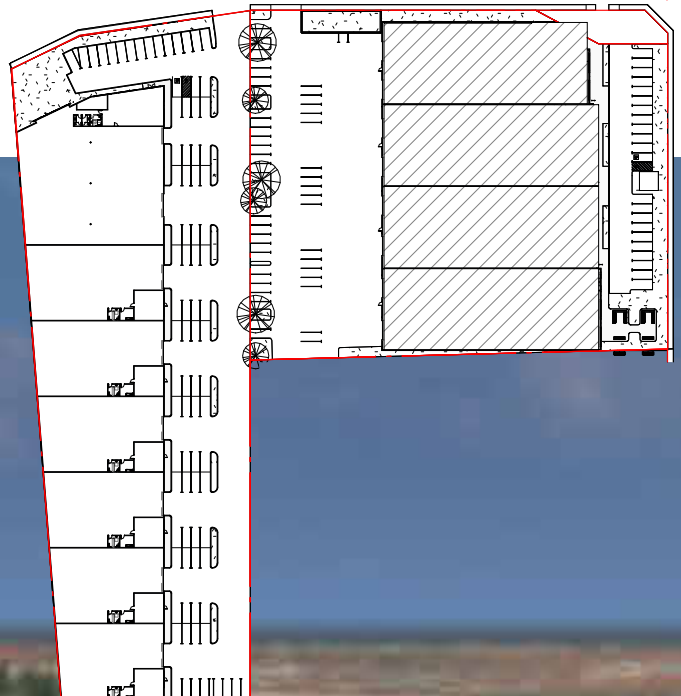


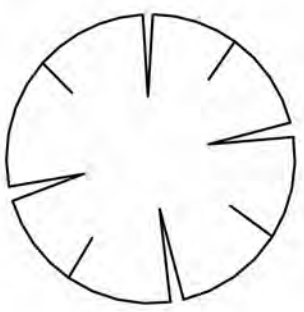
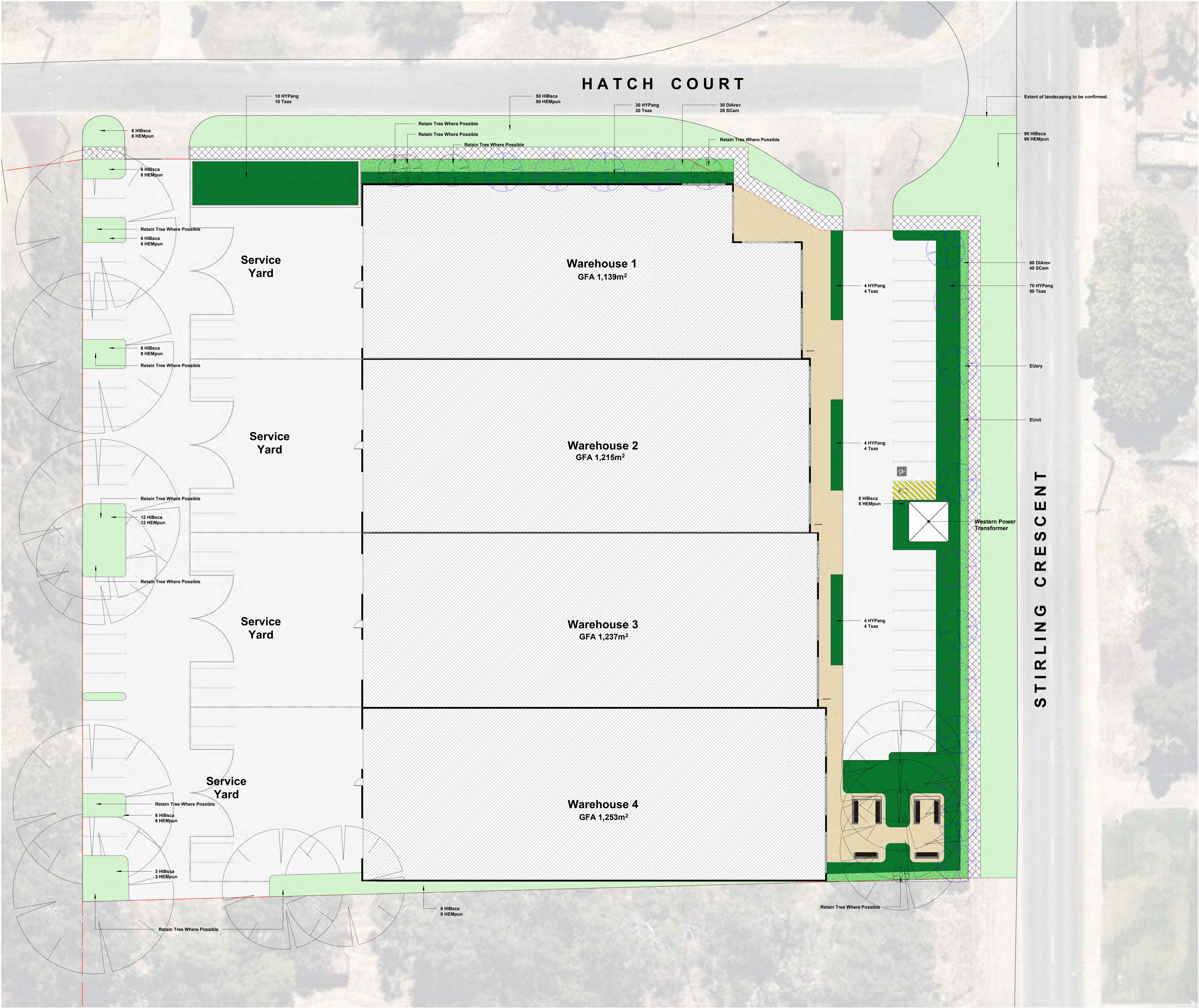












MAINTAIN EXISTING TREE

PLANTING LEGEND

Symbol	Species
	EUCALYPTUS VITRIX
	EUCALYPTUS ERYTHROCORYS
	EXISTING TREES TO BE RETAINED WHERE POSSIBLE
	PLANTING TYPE 1: NATIVE GROUND COVER
	PLANTING TYPE 2: SHRUBS
	PLANTING TYPE 3: NATIVE GRASSES / GROUNDCOVERS
	BITUMEN
	BRICK PAVING
	CONCRETE HARDSTAND
	CONCRETE FOOTPATH

PLANTING IMAGES

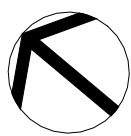


PLANTING SCHEDULE

Symbol	Species	Common Name	Quantities	Size
EUvit	Eucalyptus Victrix	Western Coolibah	10	5-8m
EUery	Eucalyptus Erythrocorys	Red-capped Gum	10	5-8m
	Retained Trees		18	
		Total	38	
Shrubs & Groundcovers				
SCam	Scaevola Aemula	Fairy Fanflower	60	1m
HIBsca	Hibbertia Scandens	Snake Vine	193	500mm
DIArev	Dianella Revoluta	Blueberry Lily	90	1m
HEMpun	Hemiantra Pungens	Snake Bush	193	200mm
HYPang	Hypocalymma Angustifolium	White Myrtle	122	1.5m
Tsax	Thryptomene Saxicola	Rock Thryptomene	92	1.5mm

LANDSCAPING PLAN

SCALE: 1 : 200







LOCATION PLAN



EXISTING SITE AERIAL
SCALE 1 : 350

SITE CRITERIA

Lot 16	
1. Site Area	
a. Site Area	10,032m ²
2. Landscaping	
a. Provided	530m ²
3. Floor Area	
a. External Walls	62m ²
b. Dividing Walls	15m ²
c. Lunch	100m ²
d. Toilets	85m ²
e. Warehouse NLA	4,478m ²
Total W/H GFA	4,740m²
f. Office NLA	504m ²
G. Dividing Walls	24m ²
Total Office GFA	528m²
Total GFA	5,250m²
4. Carparking (GFA)	
i. Cars Required	
a. Warehouse	3,000m ² @ 1/100
c. Industrial	1,740m ² @ 2/100
d. Office	504m ² @ 4/100
Total Car required	85 Cars
ii. Cars Required	
a. Cars Provided	86 Cars
Total	86 Cars
5. Plot Ratio	
i. Required Plot Ratio of 0.5	5,016m ²
ii. Provided	
a. Warehouse NLA	4,478m ²
b. Office NLA	504m ²
Total Plot Ratio	4,982m²

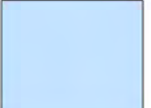


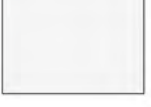
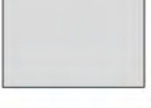
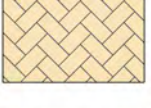

Landscaping
A. Soft Landscaping
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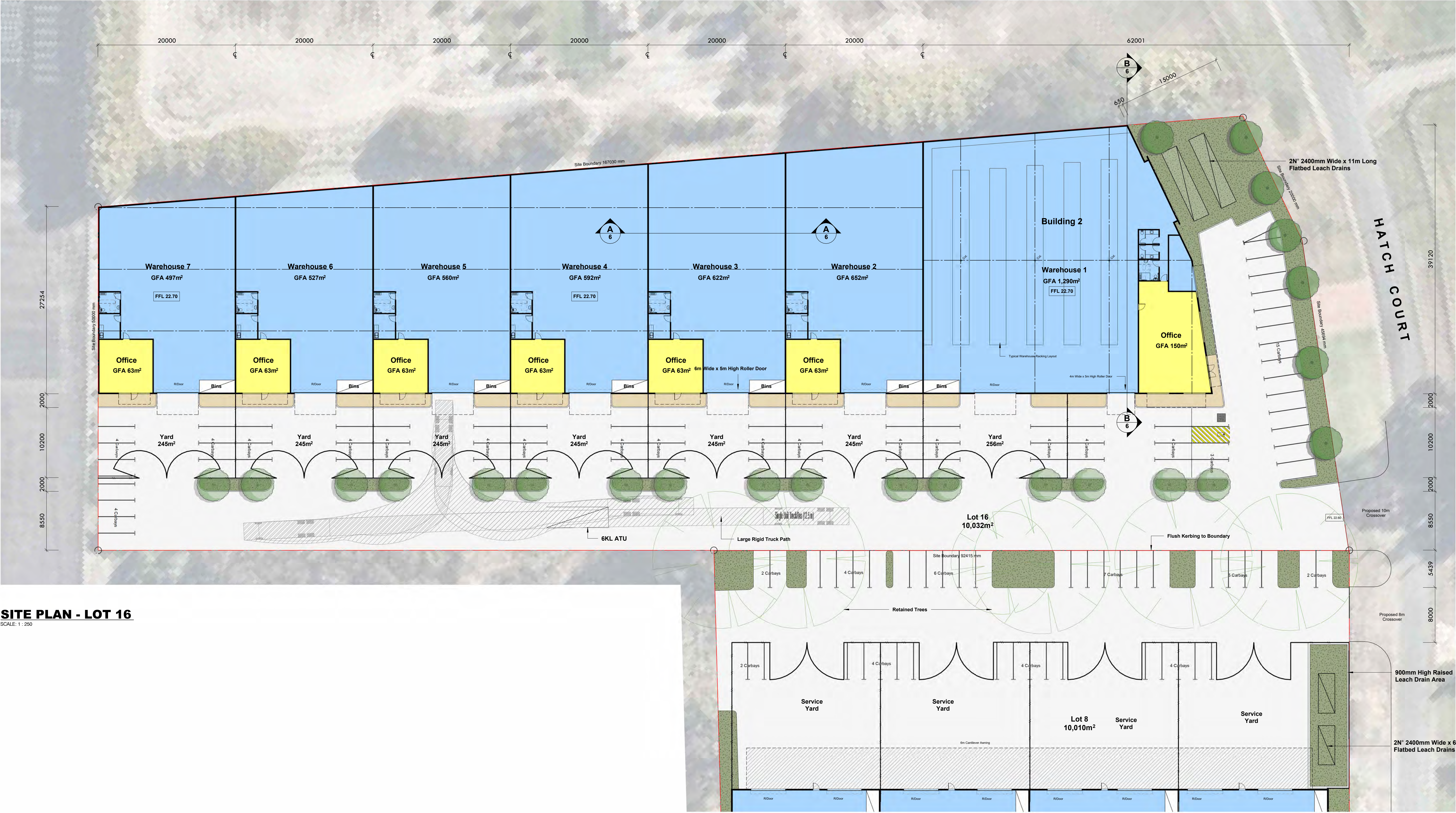
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NOTE: Any of the following items that do not have an 'X' in the provided square require determination.

LEGEND

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



SITE PLAN - LOT 16

SCALE: 1:250

PROPOSED INDUSTRIAL DEVELOPMENT

LOCATION : LOT 16 CNR HATCH COURT & STIRLING CRESCENT, HIGH WYCOMBE
BY : SARICH



SITE CRITERIA

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a. Roundabout Road Resumption	217m²	a. Site Area	
b. Site Balance	9,793m²	2. Landscaping	
Total	10,010m²	a. Provided	530m²
2. Landscaping		Soft	
a. Provided		3. Floor Area	
Soft	1,032m²	a. External Walls	62m²
3. Floor Area		b. Dividing Walls	15m²
a. External Walls	59m²	c. Lunch	100m²
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c. Stairs + Foyer	119m²	e. Warehouse NLA	4,478m²
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h. External Walls	38m²	4. Carparking (GFA)	
Total MEZZ GFA	620m²	i. Cars Required	
Total GFA	5,464m²	a. Warehouse	3,000m² @ 1/100 30 Cars
4. Carparking (GFA)		b. Mezzanine Office	1,740m² @ 2/100 35 Cars
a. Warehouse	4,517m² @ 1/100 45 Cars	c. Industrial	504m² @ 4/100 20 Cars
b. Mezzanine Office	487m² @ 4/100 19 Cars	d. Office	
Total Car required	64 Cars	Total Car required	85 Cars
ii. Cars Required		ii. Cars Required	
a. Cars Provided	61 Cars	a. Cars Provided	86 Cars
Total	61 Cars	Total	86 Cars
5. Plot Ratio		5. Plot Ratio	
i. Required Plot Ratio of 0.5	5,005m²	i. Required Plot Ratio of 0.5	5,016m²
ii. Provided		ii. Provided	
a. First Floor Office NLA	487m²	a. Warehouse NLA	4,478m²
b. Ground Floor Warehouse NLA	4,517m²	b. Office NLA	504m²
Total Plot Ratio	5,004m²	Total Plot Ratio	4,982m²

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- EXTENT OF ROADBASE HARDSTAND
- EXTENT OF BITUMEN PAVING
- EXTENT OF BRICK PAVING / CONCRETE PAVING
- EXTENT OF LANDSCAPING

COMPOSITE SITE PLAN

SCALE: 1 : 500

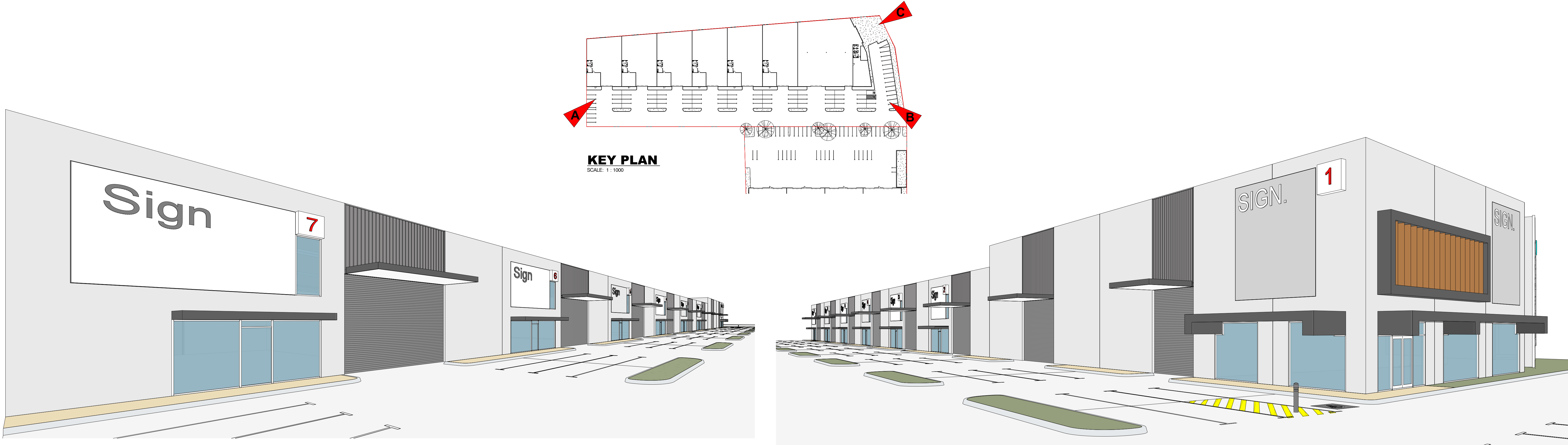
PROPOSED INDUSTRIAL DEVELOPMENT

LOCATION : LOT 16 CNR HATCH COURT & STIRLING CRESCENT, HIGH WYCOMBE
FOR : SARICH



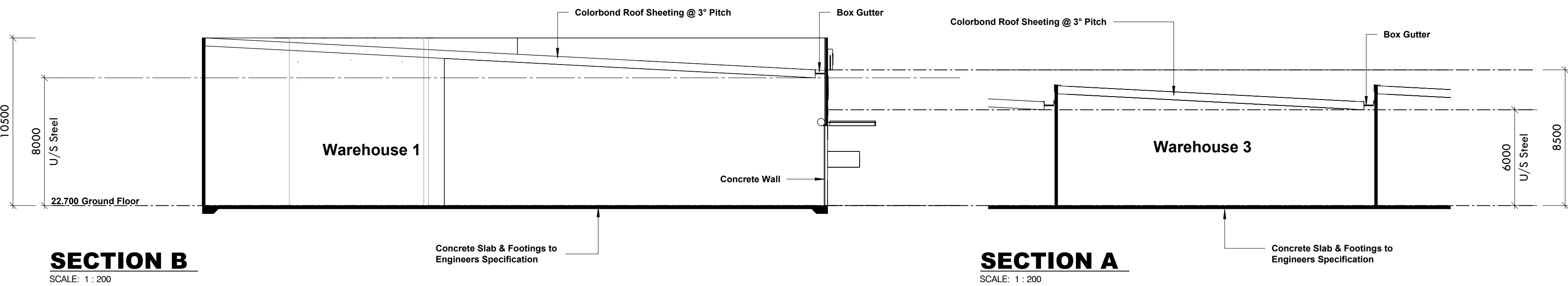
GROUND FLOOR PLAN

SCALE: 1:200



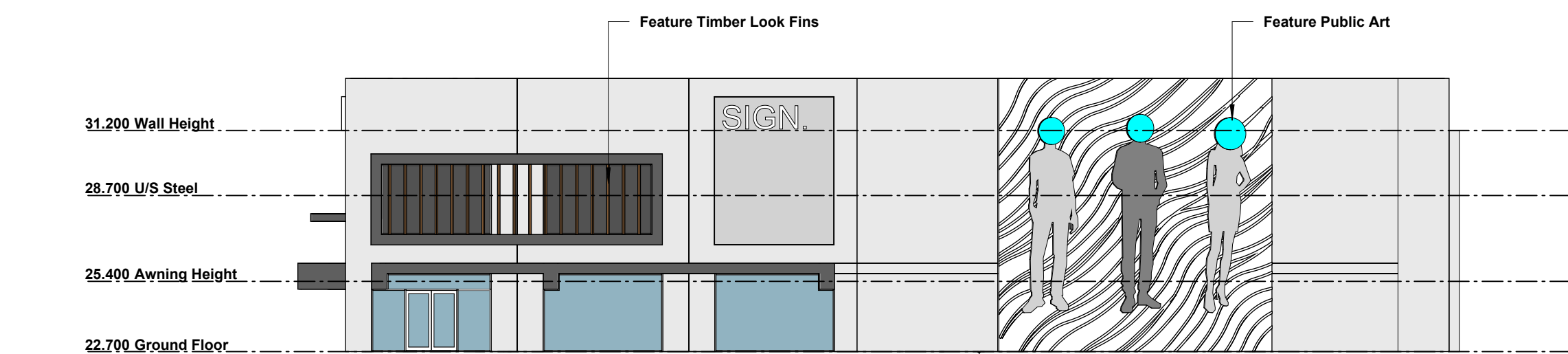
VIEW A
SCALE:

VIEW B
SCALE:

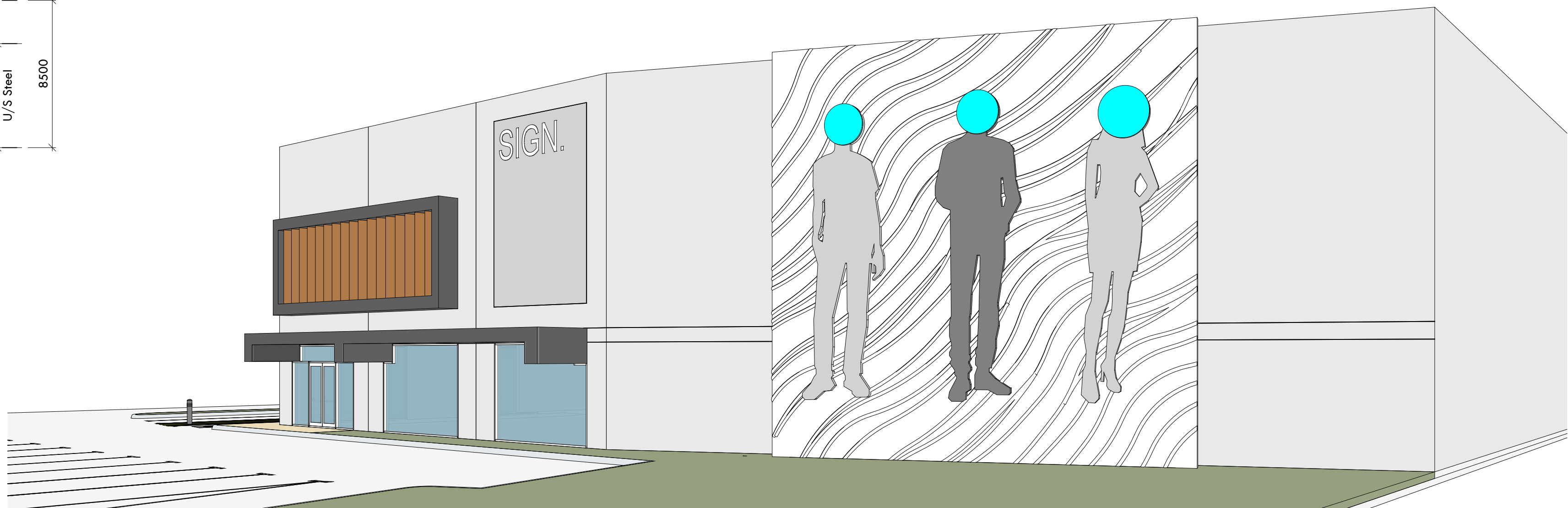


SECTION B
SCALE: 1 : 200

SECTION A
SCALE: 1 : 200



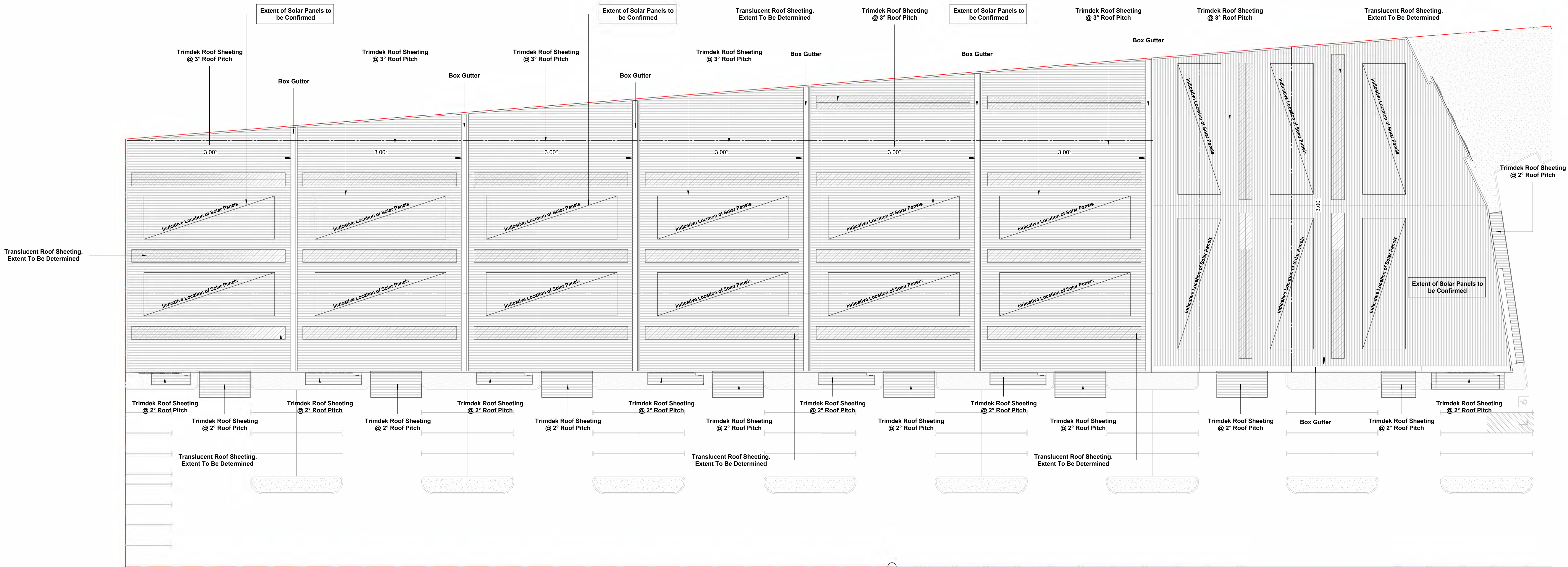
NORTH ELEVATION
SCALE: 1 : 200



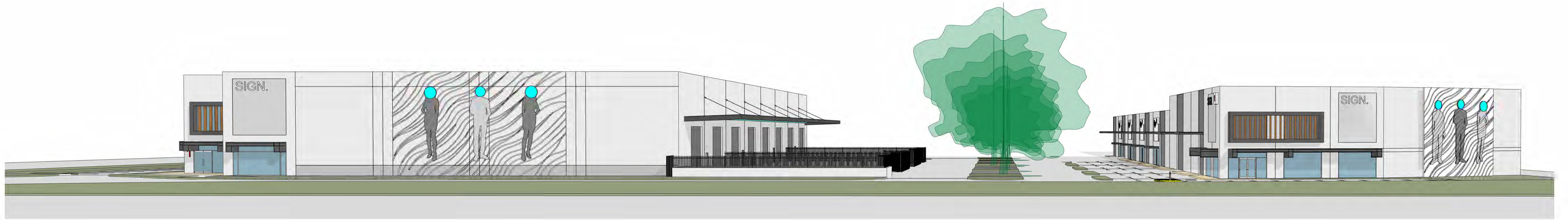
VIEW C
SCALE:



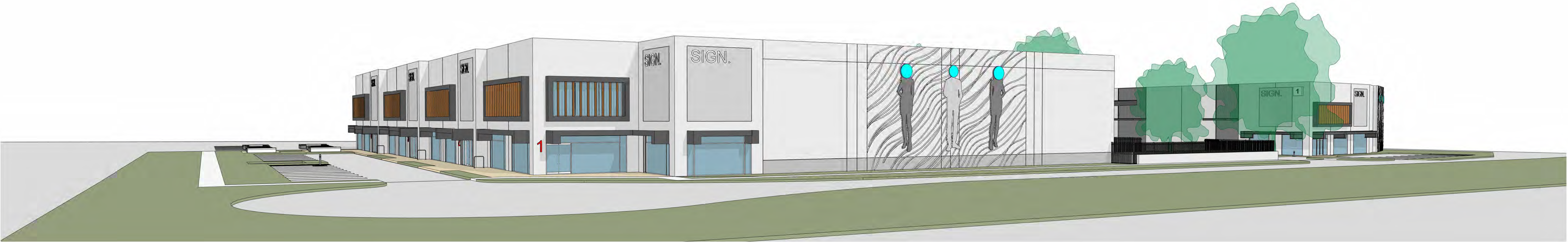
EAST ELEVATION
SCALE: 1 : 200



ROOF PLAN
SCALE: 1 : 200



3D VIEW 1

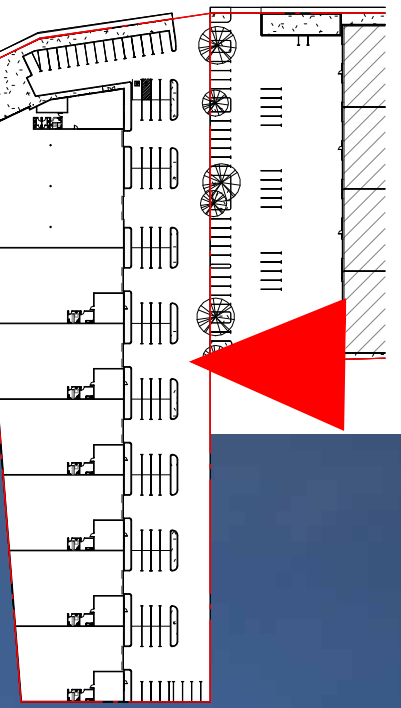


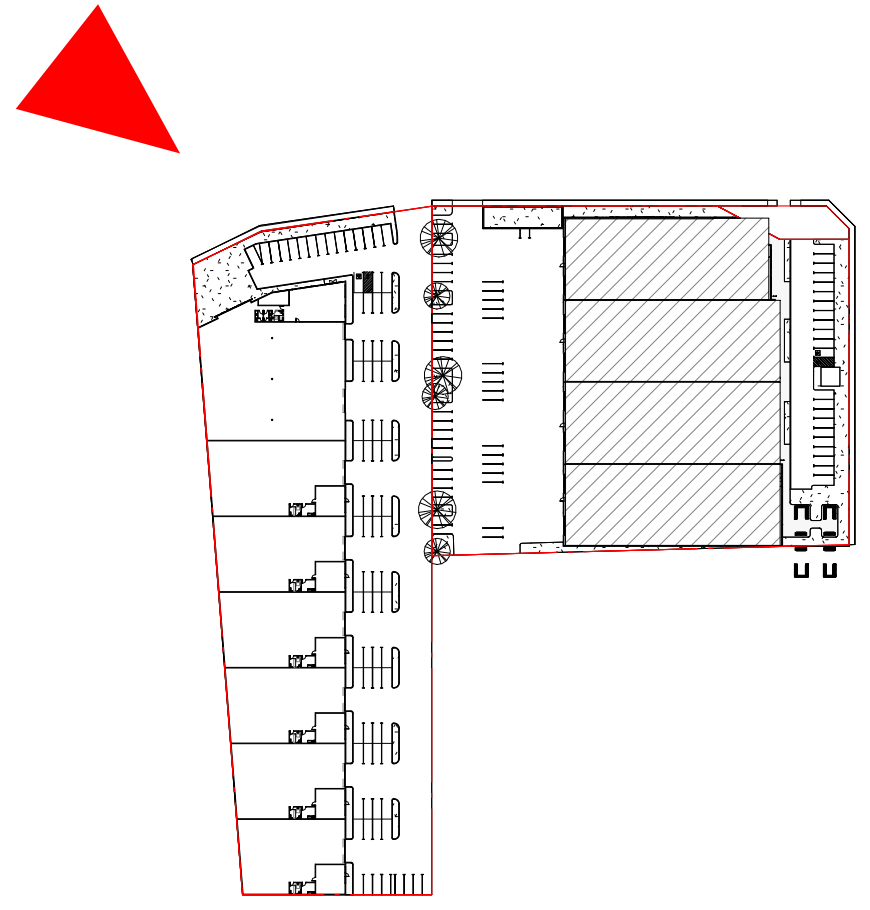
3D VIEW 2

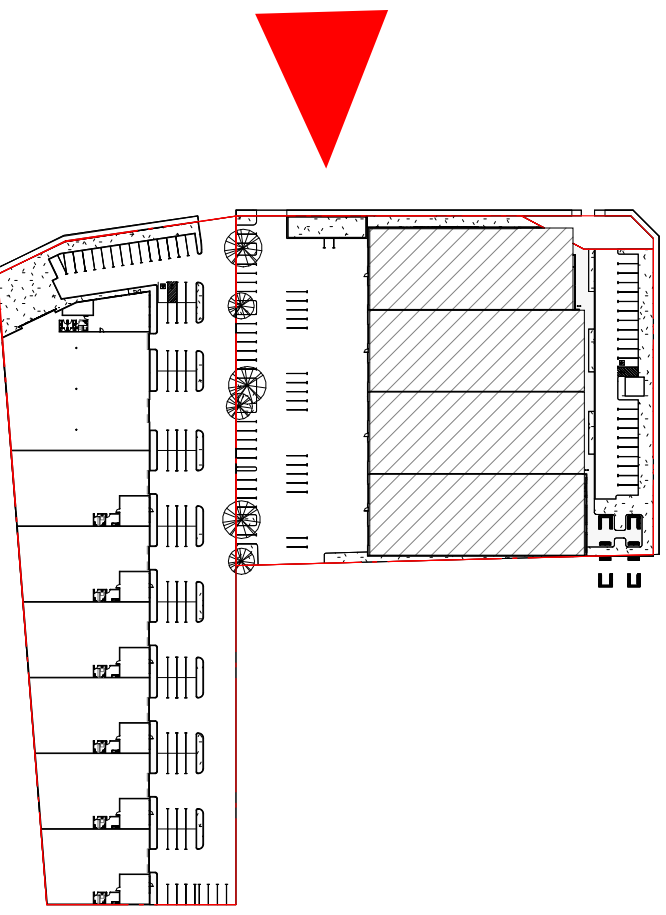


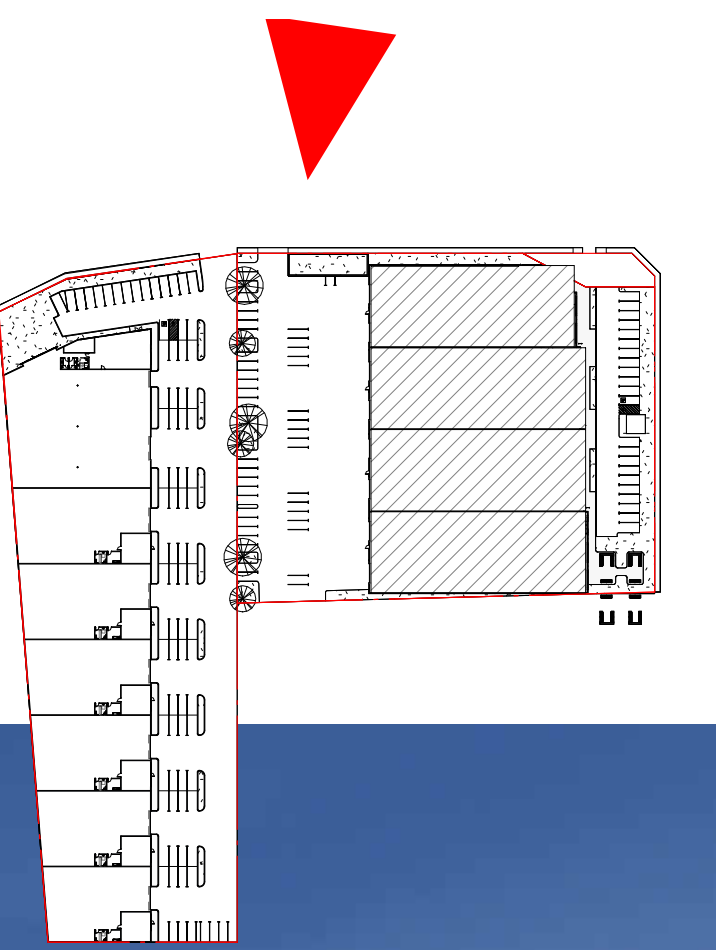
3D VIEW 3



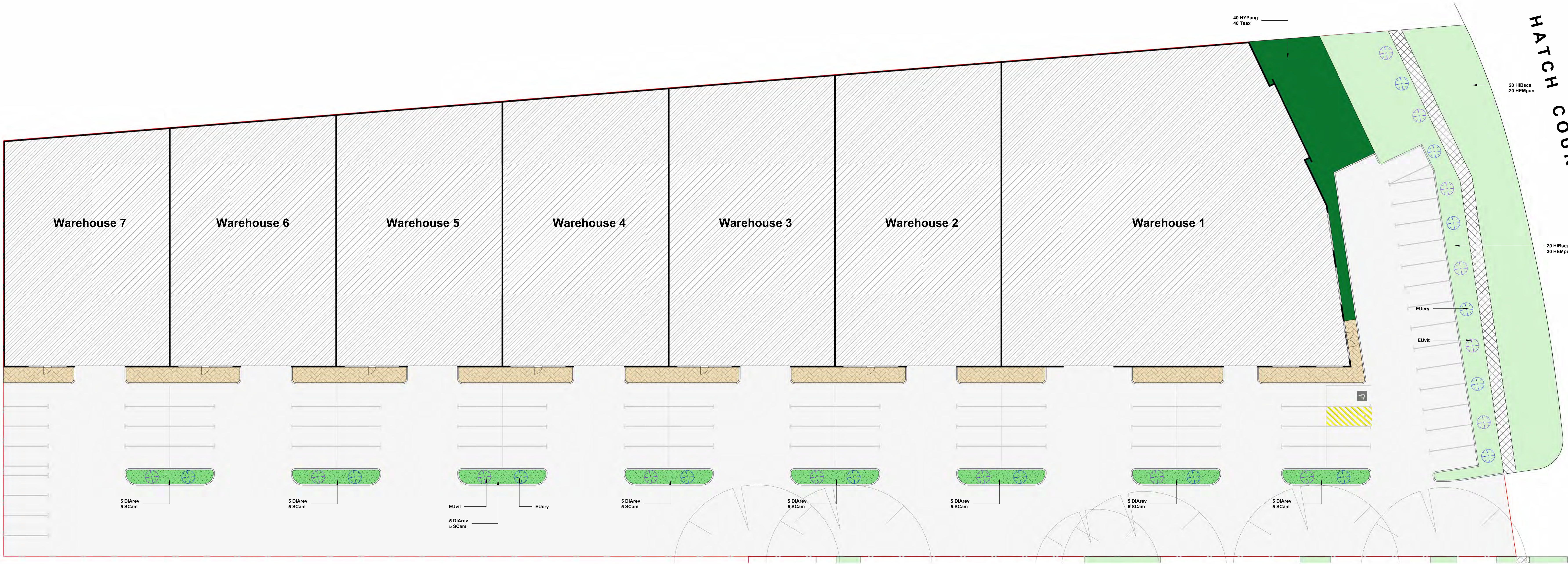












LANDSCAPING PLAN

SCALE: 1 : 200

PLANTING LEGEND

Symbol	Species
	EUCALYPTUS VITRIX
	EUCALYPTUS ERYTHROCORYS
	EXISTING TREES TO BE RETAINED WHERE POSSIBLE
	PLANTING TYPE 1: NATIVE GROUND COVER
	PLANTING TYPE 2: SHRUBS
	PLANTING TYPE 3: NATIVE GRASSES / GROUNDCOVERS
	BRICK PAVING
	CONCRETE HARDSTAND
	CONCRETE FOOTPATH

PLANTING IMAGES



PLANTING SCHEDULE

Symbol	Species	Common Name	Quantities	Size
EUvit	Eucalyptus Vitrix	Western Coolibah	14	5-8m
EUery	Eucalyptus Erythrocorys	Red-capped Gum	14	5-8m
	Retained Trees			
	Total		28	
Shrubs & Groundcovers				
SCam	Scaevola Aemula	Fairy Fanflower	40	1m
HIBsca	Hibbertia Scandens	Snake Vine	40	500mm
DIArev	Dianella Revoluta	Blueberry Lily	40	1m
HEMPun	Hemlandra Pungens	Snake Bush	40	200mm
HYPang	Hypocalymma Angustifolium	White Myrtle	40	1.5m
TSax	Thryptomene Saxicola	Rock Thryptomene	40	1.5mm