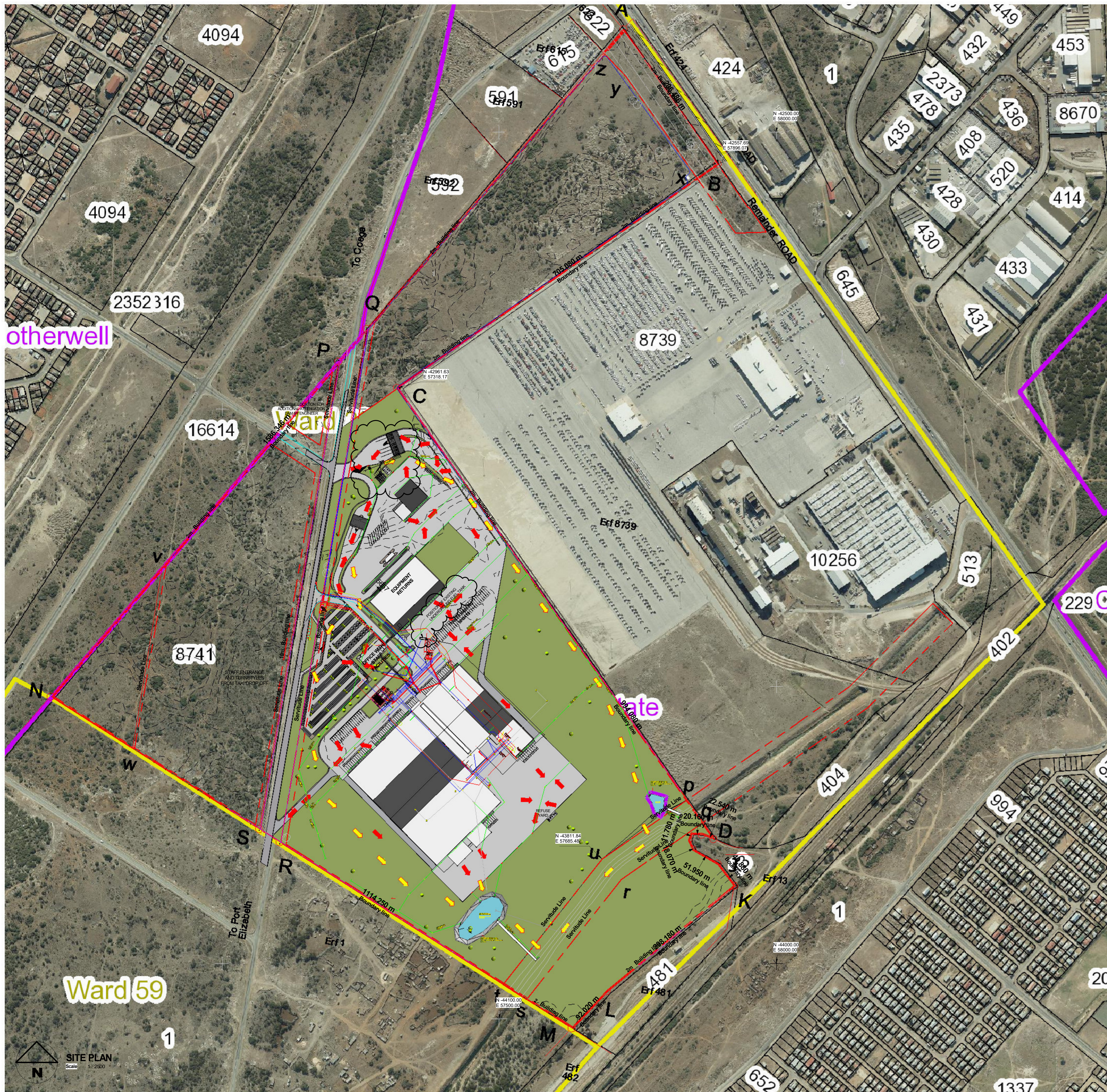


PREFERRED ALTERNATIVE



SCHEDULE OF RIGHTS

USE ZONE	INDUSTRIAL 2
OFFICES	WAREHOUSE
WORKSHOP	
SITE AREA	820348 m ²
BULK AREA	86788 m ²
DENSITY ZONE	N/A
BUILDING LINES	0 m along street boundaries
HEIGHT ZONE	0 m
COVERAGE	PERMISSIBLE: 100% (820348 m ²), ACTUAL: 9.38% (76920 m ²)
F.A.R.	0.7 (574243.6 m ²)
F.S.R.	0 (0 m ²)
HEIGHT	2 storeys
PARKING RATIO	4 bays per 150 square meters
OFFICES	4 (3954 m ²)
WAREHOUSE	1 (55308 m ²)
WORKSHOP	1 (2607 m ²)
PARKING	737.31 bays (1229 PROVIDED)

EXISTING AREAS	
VEHICULAR GATEHOUSE	38 m ²
PEDESTRIAN GATEHOUSE	18 m ²
ELECTRICAL ROOMS	73 m ²
TRUCKWASH	195 m ²
PUMP ROOM AND TANKS	128 m ²
BOILER ROOM	14 m ²
COUNCIL SWITCH ROOM	64 m ²
PERISHABLES	4251 m ²
DRY GOODS	3152 m ²
RETURNS	1194 m ²
STAFF FACILITIES	408 m ²
RECEIVING OFFICE	276 m ²
PLANT AREA	110 m ²
EXISTING AREA	9921 m ²

AREAS TO BE DEMOLISHED	
VEHICULAR GATEHOUSE	38 m ²
PEDESTRIAN GATEHOUSE	18 m ²
TRUCKWASH	195 m ²
DEMOLISHED AREA	251 m ²

REMAINING EXISTING AREA	9670 m ²
NEW AREAS	
MAIN BUILDING	
OFFICE	3075 m ²
NEW DRY GOODS WAREHOUSE - TOTAL	50000 m ²
NEW FRESHMARK/ PERISHABLES - TOTAL	8944 m ²
RETURNS WAREHOUSE - TOTAL	9294 m ²
WORKSHOP	2801 m ²
TRUCK WASH	141 m ²
REFUSE YARD	152 m ²
ENTRANCE GUARDHOUSE	38 m ²
EXIT GUARDHOUSE	38 m ²
PROPOSED NEW AREAS	71530 m ²
GRAND TOTAL AREA	81200 m ²

SANITARY POPULATION SCHEDULE

OFFICE	Area 3954 m ²	Population 264
Area per Person = 15 m ²	Male 132	Female 132

REQUIRED					
MALE			FEMALE		
WC	U	WHB	S	WC	WHB
4	7	6	0	10	6

PROVIDED					
MALE			FEMALE		
WC	U	WHB	S	WC	WHB
6	4	8	0	7	6

SANITARY POPULATION SCHEDULE

WAREHOUSE	Area 57915 m ²	Population 1000
Area per Person = 15 m ²	Male 500	Female 500

REQUIRED					
MALE			FEMALE		
WC	U	WHB	S	WC	WHB
7	10	9	0	17	9

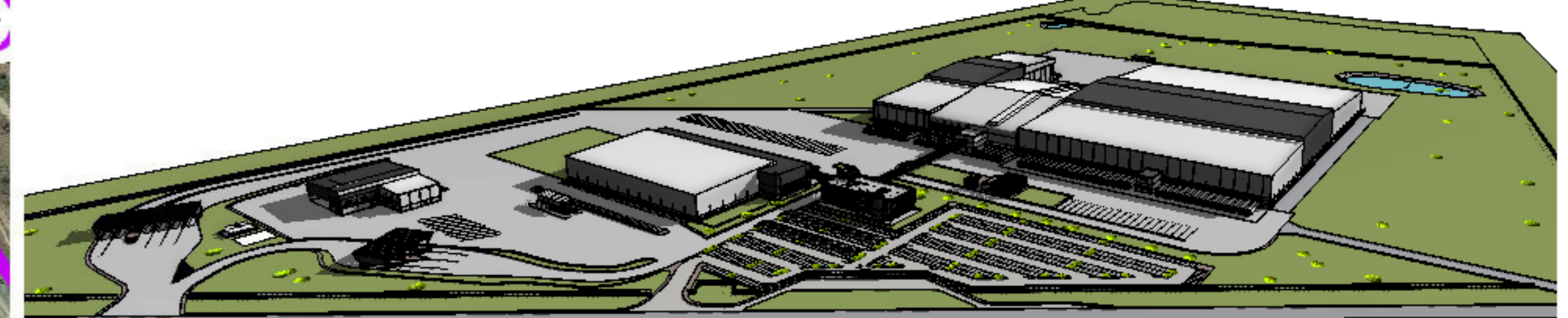
PROVIDED					
MALE			FEMALE		
WC	U	WHB	S	WC	WHB
12	15	14	18	26	14

NOTE: SANITARY FIXTURES ARE TOTAL ACROSS ENTIRE DEVELOPMENT, WITH CENTRAL ABLUTIONS IN THE OFFICE BLOCK AND SATELLITE FACILITIES AROUND THE DEVELOPMENT

REFUSE CALCULATIONS

TYPE OF BUILDING	Area	(Volume)m ³ /week	Total Bins	Total Skips
OFFICES	3954 m ²	8.93 m ³	35.712528	1.116017
WAREHOUSE	55308 m ²	209.65 m ³	838.597595	26.206175
FACTORY	2607 m ²	12.32 m ³	49.293886	1.540434
SHOPS	0 m ²	0.00 m ³	0	0
FLATS	0 m ²	0.00 m ³	0	0
TOTAL:	61869 m²	230.90 m³	923.604009	28.862625

NOTE: REFUSE TO BE COMPACTED AND CLEARED DAILY BY PRIVATE CONTRACTOR



0	06/03/22	LW	DESIGN STORAGE AND ROOFING INFO
1	07/03/22	LW	FINAL STORMWATER LAYOUTS
2	08/03/22	LW	FINAL STORMWATER LAYOUTS
3	09/03/22	LW	POSITION OF EXISTING UNDERGROUND
4	10/03/22	LW	UTILITIES
5	11/03/22	LW	LAYOUTS UPDATED
6	12/03/22	LW	ISSUES FOR CLIENT APPROVAL
7	13/03/22	LW	BUILDING SECTIONS INDICATED AND
8	14/03/22	LW	ISSUES FOR INFORMATION
9	15/03/22	LW	ISSUES FOR INFORMATION
10	16/03/22	LW	ISSUES FOR DISCUSSIONS AND
11	17/03/22	LW	INFORMATION

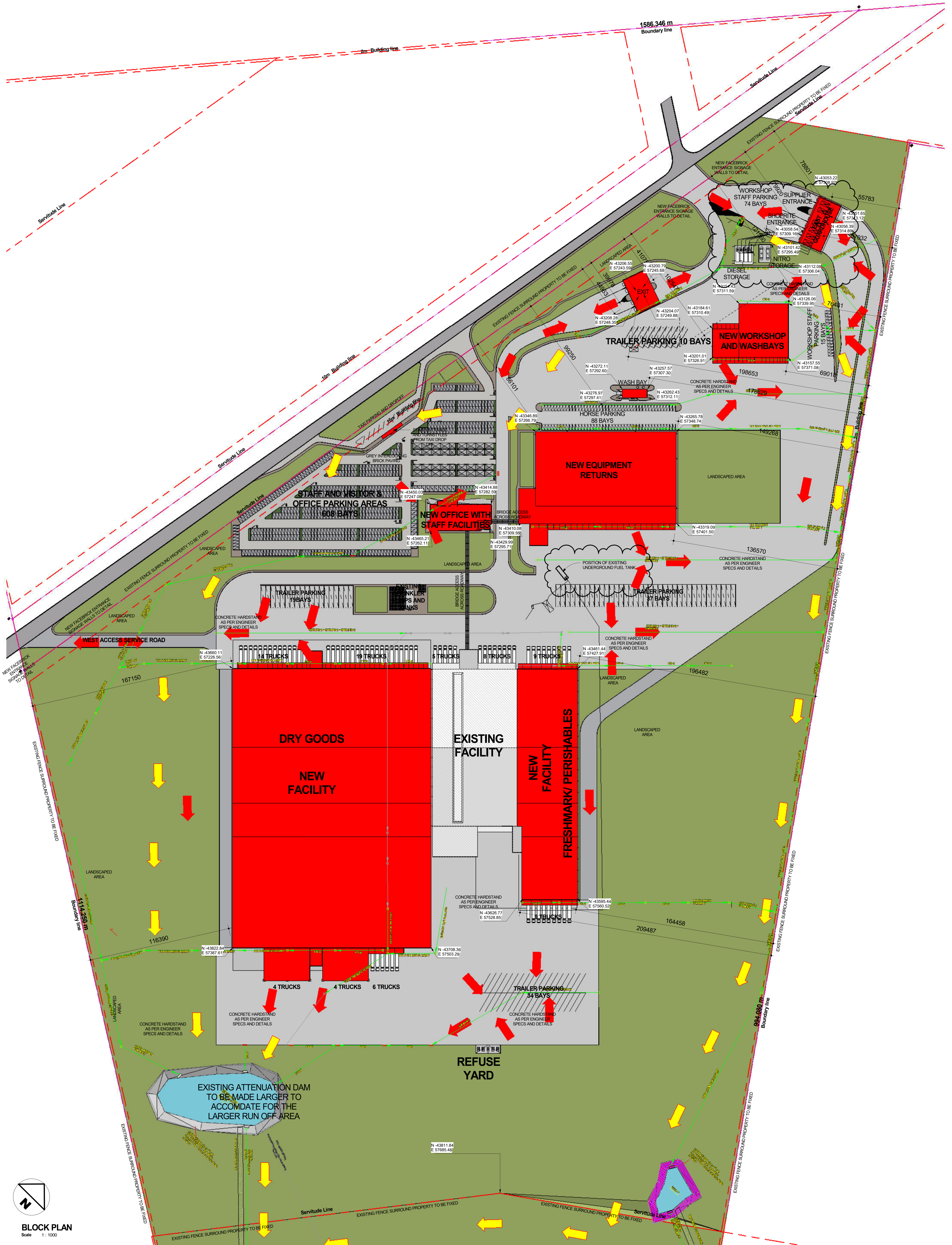
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 Drawings not to be scaled, report any discrepancies to architect before construction or manufacturing.

client	EQUITIES
signature	
project	PROPOSED ADDITIONS AND ALTERATIONS TO EXISTING FACILITY
stand number	ERF 8741, WELLS ESTATE, GOEBERHA
engineer	REWRIVER
contact	REWRIVER
signature	
project architect	REWRIVER
contact	REWRIVER
signature	
drawing description	SITE PLAN
job number	P037
drawing number	0000
drawn	LW
scale	As Indicated
date	Issue Date
revision number	Issued for
G	INFORMATION



LOCALITY PLAN



BLOCK PLAN
Scale 1:1000

H	INFORMATION	PROJECT NUMBER	0303
		CLIENT	WELLS ESTATE
A0	0100	DATE	15/08/2024
		SCALE	1:1000
JOB NUMBER		P037 0100	
DESIGNATION		BLOCK PLAN	
PROJECT MANAGER		RENEE WELLS	
DESIGNER		RENEE WELLS	
DATE		15/08/2024	
PROJECT LOCATION		WELLS ESTATE, GOSFORD, NSW	
PROJECT DESCRIPTION		BLOCK PLAN FOR PROPOSED ADDITIONS AND ALTERATIONS TO EXISTING FACILITY	
CLIENT		WELLS ESTATE, GOSFORD, NSW	
DESIGNER		RENEE WELLS ARCHITECTURE	
DATE		15/08/2024	
PROJECT LOCATION		WELLS ESTATE, GOSFORD, NSW	
PROJECT DESCRIPTION		BLOCK PLAN FOR PROPOSED ADDITIONS AND ALTERATIONS TO EXISTING FACILITY	

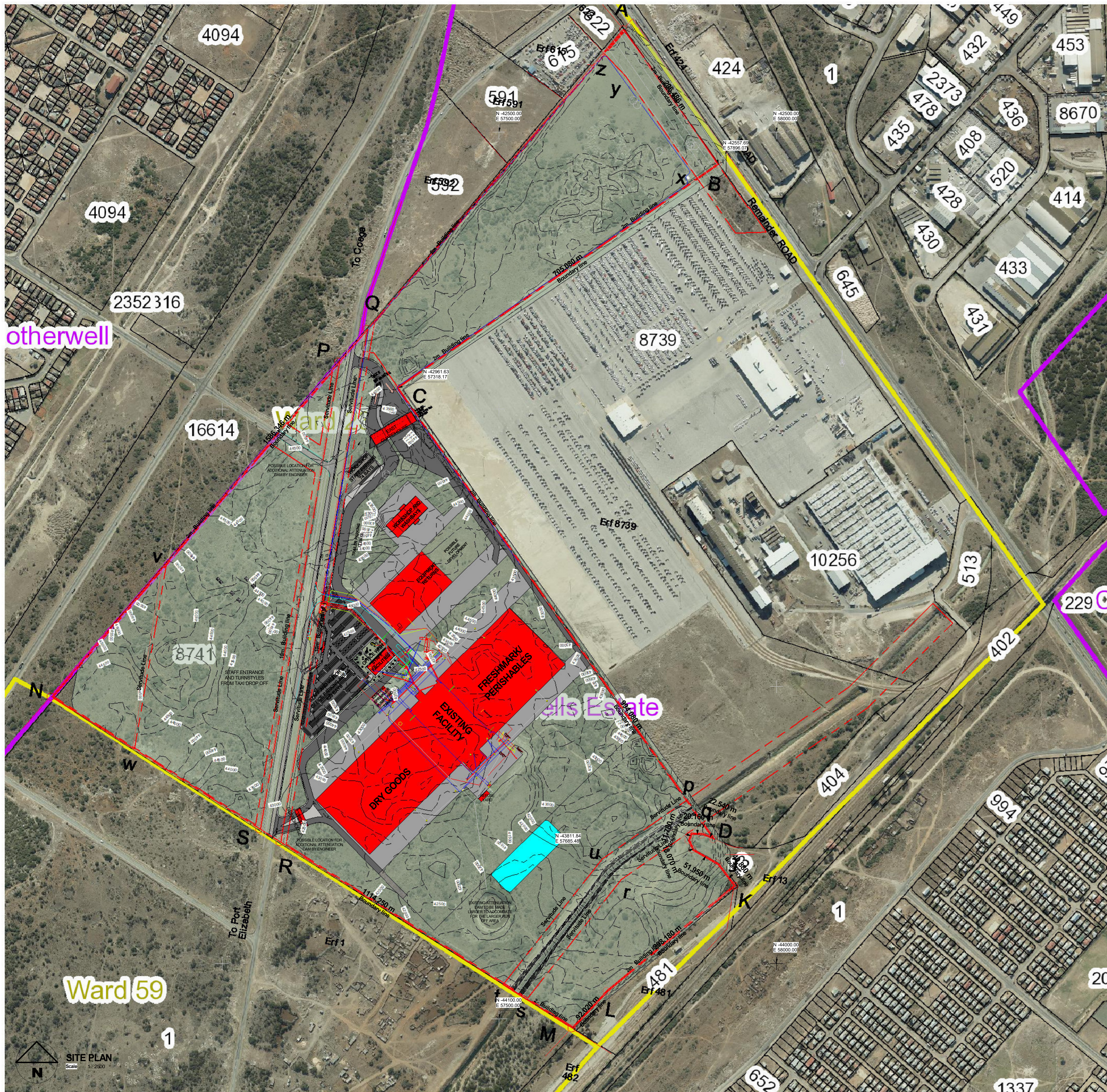
empowerment notices

This document is a site plan for the proposed additions and alterations to the existing facility. It is intended to provide information to the public and to the relevant authorities. The information contained in this document is for general information only and should not be relied upon for any specific purpose. The information contained in this document is subject to change without notice. The information contained in this document is not to be used for any purpose other than that for which it was prepared. The information contained in this document is not to be used for any purpose other than that for which it was prepared. The information contained in this document is not to be used for any purpose other than that for which it was prepared.

GENERAL NOTES

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. THE SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS.
3. THE SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS.
4. THE SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS.
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8. THE SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS.
9. THE SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS.
10. THE SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS.

REJECTED ALTERNATIVE



SCHEDULE OF RIGHTS

USE ZONE	INDUSTRIAL 2
OFFICES	WAREHOUSE
WAREHOUSE	WORKSHOP
WORKSHOP	
SITE AREA	820348 m ²
BULK AREA	118844 m ²
DENSITY ZONE	N/A
BUILDING LINES	0 m along street boundaries 0 m along 0 m along 0 m along
HEIGHT ZONE	0 m 2 m
COVERAGE	PERMISSIBLE: 100% (820348 m ²) ACTUAL: 15.52% (127301 m ²)
F.A.R.	0.7 (574243.6 m ²)
F.S.R.	0 (0 m ²)
HEIGHT	2 storeys
PARKING RATIO	4 bays per 150 square metres
OFFICES	4 (2065 sqm)
WAREHOUSE	1 (111059 sqm)
WORKSHOP	1 (2598 sqm)
PARKING	1219.17 bays (PROVIDED)

EXISTING AREAS	38 m ²
VEHICULAR GATEHOUSE	18 m ²
PEDESTRIAN GATEHOUSE	73 m ²
ELECTRICAL ROOMS	195 m ²
TRUCKWASH	128 m ²
PUMP ROOM AND TANKS	14 m ²
BOILER ROOM	64 m ²
COUNCIL SWITCH ROOM	4251 m ²
PERISHABLES	3152 m ²
DRY GOODS	1194 m ²
RETURNS	408 m ²
STAFF FACILITIES	276 m ²
PLANT AREA	110 m ²
EXISTING AREA	9921 m ²

AREAS TO BE DEMOLISHED	38 m ²
VEHICULAR GATEHOUSE	18 m ²
PEDESTRIAN GATEHOUSE	73 m ²
TRUCKWASH	195 m ²
DEMOLISHED AREA	251 m ²
REMAINING EXISTING AREA	9670 m ²

NEW AREAS	
MAIN BUILDING	
OFFICE	3075 m ²
NEW DRY GOODS WAREHOUSE - TOTAL	37568 m ²
NEW FRESHMARK/ PERISHABLES - TOTAL	8944 m ²
RETURNS WAREHOUSE - TOTAL	9294 m ²
WORKSHOP	2801 m ²
TRUCK WASH	141 m ²
REFUSE YARD	152 m ²
ENTRANCE GUARDHOUSE	38 m ²
EXIT GUARDHOUSE	38 m ²
PROPOSED NEW AREAS	59098 m ²
GRAND TOTAL AREA	68768 m ²

SANITARY POPULATION SCHEDULE

OFFICE Area 2065 m² Population 138
Area per Person = 15 m² Male 69 Female 69

REQUIRED		
WC	U	WHB
3	5	4
PROVIDED		
WC	U	WHB
6	4	8

SANITARY POPULATION SCHEDULE

WAREHOUSE Area 111059 m² Population 1000
Male 500 Female 500

REQUIRED		
WC	U	WHB
7	10	9
PROVIDED		
WC	U	WHB
12	15	14

NOTE: SANITARY FIXTURES ARE TOTAL ACROSS ENTIRE DEVELOPMENT, WITH CENTRAL ABLUTIONS IN THE OFFICE BLOCK AND SATELLITE FACILITIES AROUND THE DEVELOPMENT

REFUSE CALCULATIONS

TYPE OF BUILDING	Area	(Volume)m ³ /week	Total Bins	Total Skips
OFFICES	2065 m ²	4.66 m ³	18.65108	0.562846
WAREHOUSE	111059 m ²	420.98 m ³	1683.912097	52.622253
FACTORY	2598 m ²	12.28 m ³	49.123711	1.535116
SHOPS	0 m ²	0.00 m ³	0	0
FLATS	0 m ²	0.00 m ³	0	0
TOTAL:	115722 m²	437.92 m³	1751.686888	54.740215

NOTE: REFUSE TO BE COMPACTED AND CLEARED DAILY BY PRIVATE CONTRACTOR

GENERAL NOTES
ALL WORKS TO COMPLY WITH SANS 10400 OR BY RATIONAL APPROVED DESIGN TO COMPLY WITH FOLLOWING GUIDELINES:
B: Structural Design SANS 10400-B, Structural design
C: Dimensions SANS 10400-C, Dimensions
D: Public Safety SANS 10400-D, Public safety
E: Site Operations SANS 10400-E, Site operations
F: Excavations SANS 10400-F, Excavations
G: Foundations SANS 10400-G, Foundations
H: Floors SANS 10400-H, Floors
I: Roofs SANS 10400-I, Roofs
J: Stairways SANS 10400-J, Stairways
K: Cladding SANS 10400-K, Cladding
L: Lighting and Ventilation SANS 10400-L, Lighting and ventilation
M: Drainage SANS 10400-M, Drainage
N: Non-waterborne Means of Sanitary Disposal SANS 10400-N, Non-waterborne means of sanitary disposal
O: Stormwater Disposal SANS 10400-O, Stormwater disposal
P: Stormwater Disposal SANS 10400-P, Stormwater disposal
Q: Facilities for Persons with Disabilities SANS 10400-Q, Facilities for persons with disabilities
R: Fire Protection SANS 10400-R, Fire protection
S: Space Heating SANS 10400-S, Space Heating
T: Fire Protection SANS 10400-T, Fire protection
U: Space Heating SANS 10400-U, Space Heating
V: Fire Protection SANS 10400-V, Fire protection

LOCALITY PLAN

1	15/06/21	LW	ISSUED FOR COUNCIL APPROVAL
2	15/06/21	LW	BUILDING SECTIONS INDICATED AND SPACES DETAIL INDICATED AND ISSUED FOR INFORMATION
3	15/06/21	LW	ISSUED FOR DISCUSSING AND INFORMATION

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Drawings not to be scaled, report any discrepancies to architect before construction or manufacturing.

client: **EQUITES**
signature: _____
project: **PROPOSED ADDITIONS AND ALTERATIONS TO EXISTING FACILITY**
stand number: **ERF 8741, WELLS ESTATE, GQEBERHA**
engineer: **REWRIVER**
contact: **REWRIVER**
signature: _____
project architect: **REWRIVER**
contact: **REWRIVER**
signature: _____
drawing description: **SITE PLAN**
job number: **P037** drawing number: **0000**
drawn: **LW**
scale: **As Indicated**
date: **Issue Date**
revision number: **C** issued for: **INFORMATION**