SITE DEVELOPMENT SCHEME

PROPERTY DESCRIPTION		
Erf Number / s	Erf Ptn 13, 14, 375, 381, 623, 671, 672, 783	
Township:	Elandsfontein 90 IR South Germiston. EXT 6	
Site 1 Area (m²):	**193814.72 m²**	**= 19.38ha**
Site 1 Area (m²):	**29070.99 m²**	**= 2.91ha**
ZONING INFORMATION		
Town Planning Scheme:	Ekurhuleni	
Use Zone:	Public Service	

LANDSCAPING	
SITE 1	
Soft Landscape	94 033,38 m² [49%]
All existing trees	144
SITE 2	
Soft Landscape	13 811,87 m² [49%]
All existing trees	45

AREAS	
SITE 1	**193814.72 m²**
Bulk Exist. Building	31188,34 m²
Bulk Exist. Roadworks - Vehicular	68593,46 m²
Bulk Building Coverage %	16.1%
SITE 2	**29070.99 m²**
Bulk Exist. Building	2519 m²
Bulk Exist. Roadworks - Vehicular	12740,12 m²
Bulk Building Coverage %	8.7%

BUILDINGS SCHEDULE OF AREAS		
Building Description	No of Floors	Coverage Area
SITE 1		**193814.72 m²**
House 1	1	148 m²
House 2	1	148 m²
House 3	1	148 m²
House 4	1	126 m²
House 5	1	106 m²
House 6	1	188 m²
House 7	1	187 m²
House 8	1	151 m²
House 9	1	111 m²
SWITCH GEAR	1	1211 m²
TOM STORE	1	2522 m²
SECURITY GATE	1	26,34m²
GAURD HOUSE	1	83 m²
ZERO CONTROL	1	475 m²
CANTEEN	1	259 m²
ACKERMAN	2	1017 m²
SIMMER CENTRE	2	2431 m²
FACILITIES AIRCON	1	197 m²
FLEXIFORM	1	259 m²
OLD TRANS. OFFICE	1	132 m²
OLD PAY OFFICE	1	919 m²
FACILITIES MAINTENANCE	1	296 m²
FACILITIES WORKSHOP	1	525 m²
FACILITIES PAINT / ELEC. STORE	1	66 m²
FACILITIES CHANGE ROOM	1	183 m²
LIFE LINE	1	342 m²
H-BLOCK	1	1057 m²
HV LAB	2	432 m²
MATUMI	2	719 m²
NCC-1 (SECURITY CHECK POINT)	1	1000 m²
NCC-2 (NATIONAL CONTROL CENTRE)	5	1146 m²
NCC-3 (NATIONAL CONTROL)	1	1586 m²
NCC-4 (ENERGY & DATA CENTRE	4	2263 m²
RELAY STORE	2	1348 m²
INSTRUMENT WORKSHOP	2	2292 m²
METERING LAB	2	533 m²
PTM & C - PREFEB.	1	395 m²
PTM & C - ENGINEERING	3	798 m²
ORIEL LAB	2	375 m²
PTM & C - TELECOMS.	2	4721 m²
WESTGATE OFFICE.	1	139 m²
SITE 2		**29070.99 m²**
SANDRA	3	234 m²
RISK MANAGEMENT	1	298 m²
RISK BOARDROOM	1	56 m²
GYM	1	272 m²
TRANSIT	2	340 m²
HUME	3.5	1004 m²
OLD MUSEUM	2	86 m²
OLD ESPROP	1	229 m²
TOTAL AREA		**3 622 m²**

DEVELOPMENT CONTROL MEASURES		
Permissible	Control	Actual
Height	6 Storeys Max.	6 storeys
50%	Coverage	12.35%
Ekurhuleni	Density	8.4/ha
N/A	No. of buildings on the Erf	51 blocks

PARKING SCHEDULE		
Parking Ratio Use	Bays Required	Bays Provided
SITE 1		1 245 Parking Bays
SITE 2		154 Parking Bays

REFINERY ROAD

POWER STREET

POWER STREET

REFINERY ROAD

SANDRA
RISK BOARDRM
TRANSIT
GYM
RISK MANAG.
HUME
OLD MUSEUM
OLD ESPROP
WESTGATE OFFICE
PTM & C - TELECOMS.
PTM & C - ENG
PTM & C - PREFEB
METERING LAB
ORIEL LAB
INSTRUMENT WORKSHOP
RELAY STORE
RCC
NCC-2
NCC-1
NCC-4
NCC-3
ACKERMAN
CANTEEN
GAURD HOUSE
ZERO CONTROL
SEC. GATE
HOUSE 1
HOUSE 2
HOUSE 3
HOUSE 4
HOUSE 9
HOUSE 8
HOUSE 5
HOUSE 6
HOUSE 7
SWITCH GEAR
TOM STORE
MATUMI
SIMMER CENTRE
SIMMER CENTRE
SIMMER CENTRE
HV LAB
SIMMER OFFICE
FACILITIES AIRCON
FLEXIFORM
H-BLOCK
OLD PAY OFFICE
OLD TRANS. OFFICE
FACILITIES WORKSHOP
FACILITIES MAINT.
SCHOOL OF TECH.
FACILITIES PAINT / ELEC STORE.
LIFE LINE
FACILITIES CHANGE RM.
VICTORIA LAKE INN.

Existing Buldings

Existing Vehicular roadworks (Tarmac)

Landscape Grass

- Water Pipe
- Possible Water Pipe
- Electrical Cable
- Possible Electrical Cable
- Gas Pipe
- Possible Gas Pipe
- Data Cable
- Possible Data Cable
- Storm Water Pipe
- Possible Storm Water Pipe
- Sewer Pipe
- Possible Sewer Pipe
- Unknown Service
- Possible Unknown Service

The Dashed Line Indicates the suggested / suspected posiftion of an object, but it couldn't be detected.

Legend

- Benchmarks
- Finished Floor Level
- Fire Hydrant
- Lamp Post
- Electricity Post
- Sign Board
- Inspection Eye
- Water Meter
- Valve
- Telephone Post

Ariel Photography

LOCALITY MAP

Ptn 13, 14, 375, 381, 623, 671, 672, 783
ELANDSFONTEIN 90 IR

LOCAL AUTHORITY
CITY OF EKURHULENI

LEGEND
- Site
- Public Services
- Industrial 1

RENEILWE CONSULTING & PLANNERS
Boshielo Jacoba Pr Pln
Cell: 084 619 2982
Fax: 086 599 2873
Email: reneilwe projects@gmail.com
admin@reneilweprojects.co.za

1 Site Development Plan
1 : 850

NORTH

All dimensions to be checked on site before any work is put in hand.
Refer any discrepancies to the architect.

OFFICE ADDRESS : AMR Building , No 3 Concorde Road East , BEDFORDVIEW

CONTACTS : +27 10 007 5136 - INFO@RMDATELIER.CO.ZA - WWW.RMDATELIER.CO.ZA

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All levels and dimensions to be checked on site by the contractor before work is carried out and any discrepancies to be reported to the Architect
The Contractor shall ensure that all work shall fully comply with the provisions of the Occupational Health and Safety Act, 1993 (Act No 85 of 1993) and any regulations promulgated in terms of that Act or the Factories Machinery and Building Works Act of 1941.
This drawing must be read in conjunction with all the relevant drawings, schedules and specifications from the Architect and all other consultants related to the project.

Structural Elements:
-All structural elements to engineers design and specification, to comply with SANS 10400-H,J,K,L,M and/or N. Timber construction to complywith SANS 10082.

Dimensions
-Room and Space dimensions to comply with SANS 10400-C

Public Safety
-Changes in level, Ramps and access all to comply with SANS 10400-C

Site Provisions
-Provision of sanitary facilities to comply with SANS 10400-F

Excavations
-Stability of soil to be assessed and confirmed by an appointed civil/structural engineer prior to construction.
-all excavations to structural/civil engineers design and specifications, to comply with SANS 10400-G.
-Final Bulk earth levels to be established by contractor and approved by architect and civil engineer.

Floors
-All floors to wet rooms (Laundries, shower rooms, kitchens, bathrooms, toilets, etc)to comply with SANS 10400-J
-Slabs supported on ground to comply with SANS 10400-B,H and J

Walls
-Structural strength and stability of all walls to comply with SANS 10400-B,T and K
-Roof fixing to comply with SANS 10400-B and K
-Water penetration through walls to comply with SANS 10400-K.

Roofs
-Roof coverings and waterproofing to comply with SANS 10400-L
-Flat roofs and related gutters to comply with SANS 10400-L or be the subject of a rational design / assessment or both by a specialist / engineer.
-Roof and ceiling assembly supporting walls to comply with SANS 10400-C and L
-Gutters and downpipes sizing to comply with SANS 10400-R.
Fire resistance and combustibility of the roof assembly to comply with SANS 10400-L and T.

Stairways
-Stairways to comply with SANS 10400 -B,T and M
-Walls, screens, railings or balustrades to stairways and ramps all to comply with SANS 10400-B,T and K.

Glazing
-Glazing type and fixing to comply with SANS 10400 -B and N

Lighting and Ventilation
-Lighting of habitable rooms, bathrooms, etc to comply with SANS 10400- T and O
-Ventilation to comply SANS 10400 - T and O

Drainage
-Drainage design and installation to comply with SANS 10400-P

Stormwater disposal
-Control and disposal of stormwater to comply with SANS 10400-R

Persons with Disability
-Provisions for persons with disabilities to comply with SANS 10400-S

Fire protection and installation
-Rational design/ assessment by specialist to be submitted at building plan submission stage.

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CLIENT:.....

ENGINEER:.....

ARCHITECT:.....

REV	DATE	DRAWN	DESCRIPTION
A	14-06-22	T.R	ISSUED FOR INFORMATION(Town planning input)

Eskom Simmerpan Complex

FOR

Eskom

Erf Ptn 13, 14, 375, 381, 623, 671, 672, 783
Elandsfontein 90 IR South Germiston
EXT 6

ACTS OF PARLIAMENT
All Contractors shall ensure that, before any work is put in hand, they comply with all the necessary Acts of Parliament of the Republic of South Africa.

Site Development Plan

SCALE: As indicated

PROJECT NUMBER: **P2133** STAGE / SERIES / SIZE: **01-AR-1-100** REVISION:

INFO	COUNCIL	TENDER	CONSTRUCTION

DATE: **14-06-2022** DRAWN BY: **T.R**

2022.06.14 19:17:55