

# THE FOUNTAINS ESTATE INDUSTRIAL PARK DEVELOPMENT GUIDELINES

## SECTION A

### **1. OBJECTIVES OF THE DEVELOPMENT GUIDELINES**

- To implement sound development parameters for the Fountains Estate Industrial Park through the use of high-quality architectural and aesthetic standards;
- To compliment the requirements of the Local Authority Zoning Scheme Regulations by working within its parameters;
- To create an orderly and attractive environment that promotes the investment of new businesses in the Fountains Estate Industrial Park and surrounding areas, which will facilitate property value escalation;
- To create reasonable and cost-effective building standards in order to optimize and maintain a high-quality business and retail environment for every property owner;
- To promote the theme of '*Commerce in a park-like setting*' through the use of integrated landscape elements within the industrial environment.

### **2. THE PROCESS OF DESIGN DEVELOPMENT**

Büchner Property Investments, Garden Route, (Buchner Propvest) has recognised the importance of creating business environments of a high standard by establishing design guidelines for its developments, which deal with principles relating to Site Planning, Architecture and Landscaping of individual properties to benefit the overall Fountains Estate Development as a whole.

These guidelines provide similar standards as those of typical upmarket business and industrial parks and are designed to promote standards rather than to be restrictive.

Although the guidelines set out are the minimum acceptable criteria for development, they may be applied with flexibility, provided submissions meet or exceed the specified standards.

Whereas Büchner Propvest has put forward these guidelines, the ultimate implementation and control of designs will vest in the Fountains Estate Business Park Owners' Association (FEBPOA) through an Aesthetic Committee under the guidance of the Controlling Architect.

These guidelines are intended to be followed in conjunction with other policies and regulations applied by the Local Authority and are not to be seen as reducing or lessening the requirements of these or any other regulations. The FEBPOA reserves the right to amend these guidelines as circumstances dictate and through consultation with the Controlling Architect.

### **3. DEFINITIONS & ABBREVIATIONS**

- Controlling Architect – The Professional Architect/Architectural Firm appointed by the FEBPOA to regulate the implementation of the FEBP Design Guidelines through the FEBPOA
- Project Architect – The Professional Architect employed by the Property Owner
- FEBP – Fountains Estate Business Park

- FEIP – Fountains Estate Industrial Park
- FEBPOA – Fountains Estate Business Park Owners Association
- FEBPAC – Fountains Estate Business Park Aesthetic Committee as appointed by the FEBPOA
- Registered / Professional Architect – A professional architect/architectural firm registered as a member of the South African Council for the Architectural Profession (SACAP)
- The Developer – Büchner Propvest
- The Owner / Property Owner / Purchaser – The person/legal entity that purchases property within the FEBP or FEIP for the purpose of business development

## **4. INTRODUCTION TO THE FOUNTAINS ESTATE INDUSTRIAL PARK DESIGN CONCEPT**

### **‘Commerce in a Park-like Setting’**

The Fountains Estate Industrial Park has been designed to accommodate businesses which require small to medium sized landholdings for a broad spectrum of industrial, manufacturing and warehouse uses.

In order to create a genuinely sustainable urban core for the Kouga area, the industrial park will be characterised by a mix of industrial activity, warehousing, storage and manufacturing facilities and offices.

To add to this vibrancy, there will be an active integration and acknowledgement of the surrounding natural environment. ‘Green’ components, such as tree-lined public spaces and planting will form an important part of the built landscape of the industrial park, and careful attention will be given to the relationship between the vehicular and pedestrian areas.

## **5. THE INDUSTRIAL PARK STRUCTURE**

### **5.1 The Industrial Zones**

As depicted on the officially approved and surveyed plan of the Fountains Estate Commercial Township.

### **5.2 Intended Uses**

As provided for in the zoning parameters as approved for the plan referred to in 5.1 above.

<b>SECTION B</b>
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## **6. DESIGN DEVELOPMENT CONTROL & PROCEDURES**

### **6.1 Architects & Contractors**

**Architects:** Only Registered Professional Architects may submit plans for designs within the FEIP. All architects must first submit the FEIP Architects Application (See – Section D 10.2 below) to the FEBPOA for its approval before commencing with works.

**Contractors:** Only Professional Building Contractors registered with the National Home Builders Registration Council (NHBRC) and the Master Builders Association (MBA) may be appointed by the Purchaser for works within the FEIP. All contractors must first submit the

FEIP Contractors Application (See - D 10.3) to the FEBPOA for its approval before commencing with works.

## **6.2 Building Contractor Management & Control**

In order to ensure that the construction of buildings in the FEIP is executed in a controlled manner and to ensure that the lifestyle of existing owners/residents is not unreasonably disrupted, the FEBPOA will in terms of its Rules & Regulations issue a Building Contractors Code of Conduct (See - D 10.1).

**The Code of Conduct will be rigidly enforced with penalties for non-compliance.**

## **6.3 The Fountains Estate Business Park Aesthetic Committee (FEBPAC) and its Proceedings**

The FEBPOA has established the FEBPAC to control the design, approval and construction of all buildings in the Business Park and the Industrial Park, with particular reference to:

- Ensuring that all buildings are designed strictly according to the guidelines;
- Protecting the long-term values of the properties in the FEIP by acting as an 'Aesthetic Watchdog';
- Ensuring all buildings are constructed in accordance with the approved building plans;
- Ensuring that the provisions of the guidelines are adhered to during both the design and construction phases of each building;
- Consideration of any proposed alterations or additions to the guidelines and to make such recommendations as they regard appropriate to the FEBPOA for inclusion in the guidelines.

The FEBPAC has been properly constituted with full delegated authority from the FEBPOA.

All property owners must obtain written approval from the FEBPAC prior to the commencement of any of the following:

- The submission of plans to the local authority;
- The erection of new buildings;
- Alterations and/or additions to existing buildings;
- Construction of external elements such as boundary walls

The FEBPAC will meet as the need arises to consider plans submitted for approval. Owners and Project Architects are encouraged to attend such meetings to discuss their submission directly with the committee during its deliberations.

The committee will issue its findings, recommendations and approvals within a reasonable period from the date of the meeting. The decisions of the FEBPOAC are subject to appeal by the FEBPOA. Should an Owner or Project Architect feel aggrieved by the decision of the FEBPAC, they must apply within 7 days for a review of such decision with adequate motivation.

The FEBPAC evaluates only the aesthetics of a submission and takes no responsibility for compliance or noncompliance with technical, structural, health or safety standards or for compliance or non-compliance with the Local Authority Zoning Scheme Regulations, Statutory or National Building Regulation requirements.

- The FEBPAC may appoint additional technical advisors to assist in evaluating specific submissions.
- In special circumstances, e.g. as in the case of franchise developments, the FEBPAC will be prepared to consider the modification or waivers of the requirements and guidelines as specified in this document.

#### **6.4 Building Plan Submission Procedure (including Revisions, Alterations & Additions and Change of Use)**

- Pre-Submittal Meetings

It is recommended, and therefore optional, that prior to the submission of designs or Site Development Plans (SDP) to the FEBPAC for approval, the Project Architect arranges for a meeting with the Aesthetic Committee to informally discuss the proposed development for the purpose of facilitating ultimate approval;

- Site Development Plans (SDP)

The Project Architect must submit a SDP for comment by the FEBPAC to ensure that the architectural theme is acceptable.

- Site Development Plans are to be submitted to the FEBPAC to obtain approval in principle for a proposed development, thus preventing delays with building plan submissions. This procedure will identify areas of concern and facilitate as well as expedite the process.
- The Project Architect must then submit the SDP to the Local Authority for its approval.
- The SDP submission will be as per the requirements of the Local Authority Regulations and shall further include:
  - A Locality Plan, indicating the position of the site within the FEBP;
  - A Site Layout Plan, including the proposed approach to landscaping and parking areas, as well as the positions of buildings on adjacent sites (where present);
  - All Sketch Floor Plans;
  - At least one Elevation.

**NOTE:** At this stage, it will be the responsibility of the Project Architect to ensure that all the requirements of the Applicable Local Authority Zoning Scheme Regulations and National Building Regulations have been met.

**NOTE:** It will not be the responsibility of the FEBPAC at any stage to oversee whether or not designs comply with the Local Authority Zoning Scheme Regulations or the National Building Regulations.

- Pre-Submission

After SDP approval has been obtained from the FEBPAC and the Local Authority, the Project Architect may continue with the preparation of working drawings for the purpose of formal submissions, provided all recommendations and requirements of the SDP Conditions of Approval have been complied with. Before any submissions are made to the Local Authority for approval, working drawings for the development first need to be submitted to the FEBPAC for its consideration and recommendations. This is once again done in order to facilitate the formal submission process to the Local Authority.

- The Pre-Submission to the FEBPAC will consist of all the drawings required for the 'Formal Submissions Requirements (for submissions to the FEBPAC and the Local Authority)', as specified below;
  - Two sets (Black & White) of these drawings must be sent to the FEBPAC for consideration during its monthly meetings (or as otherwise arranged);
  - The committee will issue its findings and recommendations within 14 days of the meeting;
  - One set of plans will be kept by the FEBPAC for its records, and the second set will be returned to the Project Architects along with the findings and recommendations.
- Formal Submission Requirements (for submissions to the FEBPAC and the Local Authority)
    - A plan approval fee for submissions to the FEBPAC must be paid on formal plans submission;
    - This fee will be determined before submission and excludes all costs associated with submissions to the Local Authority, as well as the services of specialist and/or technical consultants should their assistance be deemed necessary by the FEBPAC for assessment purposes;
    - Submissions fees will be published from time to time, related to the area of buildings submitted (See – D 10.6)
    - These fees will be revised by the FEBPOA in consultation with the Aesthetics committee on an annual basis.
  - Formal submissions to the FEBPAC are to consist of all plans required by the Local Authority, and to the required standards, specifically:
    - a. A Site Plan, showing the layout of driveways, internal roads, parking areas, pedestrian walkways and landscaped areas;
    - b. All Floor Plans, indicating specific materials and finishes;
    - c. All Elevations, indicating specific materials and finishes;
    - d. Typical Section/s;
    - e. Area and Bulk Schedules;
    - f. Services Information;
    - g. Boundary Wall/Fence Details, including Elevations;
    - h. Finishes and Material Schedules;
    - i. Colour Specifications.
    - j. Six sets of these plans are to be submitted to the FEBPAC for Formal Submission (2 x Colour, 4 x Black & White);
    - k. Once the FEBPAC approves the plans, Formal Plan Approval will be given to all six sets;

- l. The FEBPOAC will retain one colour set for its records;
- m. The remaining five sets will be returned to the Project Architects: four sets (1 x Colour, 3 x Black & White) for the purpose of submission to the Local Authority, one set (Black & White) for the Project Architect's records;
- n. Should the Formal Submission not be approved by the FEBPAC, one set will be returned to the Project Architects along with the Committee's findings and recommendations; the plans must be amended, and a further six sets resubmitted to the FEBPAC for approval. -

#### Local Authority Submission

All plans must be submitted to the Local Authority for their approval in terms of the National Building Regulations before the commencement of any works. It is a condition of establishment that the Local Authority will not accept plans for approval without the Formal Plan Approval of the FEBPAC.

### 6.5 Construction

Construction Activities: The Contractor is controlled in his activities by the rules and regulations of the FEIP Building Contractors Code of Conduct (See D 10.1).

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## SECTION C

### **7. SITE PLANNING GUIDELINES**

NOTE: Notwithstanding the requirements of the Local Authority Zoning Scheme Regulations and the National Building Regulations, the following guidelines for the Fountains Estate Industrial Park are to be adhered to.

#### **7.1 The Building Envelope**

The Local Authority Zoning Scheme Regulations are to be adhered to with regard to the following: - Building Lines & Setbacks

- Building Height
- Site Coverage
- Floor Space Index (FSI)

#### **7.2 Topography & Platforms**

- Platforms and other such deviations from the natural site topography should be confined as far as possible to specific aspects of the proposed development (e.g. the footprint of a warehouse section, office component or parking area) with each component being regarded as a separate entity with its own level;
- Natural topographical features of the site should be used to create docking facilities and the visual screening of parking, service and plant areas wherever possible;

- Extensive earth retaining structures are discouraged and should rather be designed as a series of smaller changes in level.

### 7.3 The Roadside Boundary Landscape Zone

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| <ul style="list-style-type: none"> <li>- A 5 metre wide landscaped zone (measured from the roadside boundary) will be provided along certain street edges of sites within the FEIP;</li> </ul> |
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<p>NOTE: The 5 metre landscape area will not apply to site boundary edges along St. Francis Road and the R102;</p>
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- Annexure D 10.7 indicates graphically the site boundaries within the FEIP that will need to provide the 5 metre landscape zone;
- This area will be free of all buildings and structures except for those associated with site entry; - No solid walls are permitted within this area; only the prescribed palisade fencing will be allowed;
- The 5 metre landscaped area shall consist of the following:
  - 70% 'Green' area, landscaped and planted as prescribed in these guidelines;
  - 30% 'Access' area, including site entry roads, entry buildings, parking, etc.
- Where possible, the 30% 'Access' area must incorporate planting to minimise the gap effect it creates in the 5 metre landscaped strip.

### 7.4 Access Points

- Number of Access Roads
  - In order to enhance a pedestrian-friendly environment along site boundaries, there will be only one access road per street boundary per site allowed;

<p>Note: there will be no direct access permitted to sites from St. Francis Road or the R102.</p>
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- Position
  - Wherever possible, vehicular access points should be located directly across from other access points to promote vehicular awareness;
  - These will be designed in accordance with the Local Authority Zoning Scheme Regulations to allow for the safe ingress/egress of both passenger vehicles and transport trucks.
- Pedestrian Crossings - where the pedestrian walkways and pavements are intersected by vehicular access points, the material of the walkway will continue over the road surface to define the pedestrian crossing points.

## **7.5 Parking Standards**

- General
  - No single parking lot shall contain over 50 bays without at least a 3 metre-wide vegetated break separating the parking area into two spaces;
  - Adequate illumination of parking lot areas are to be provided.
- Parking Location
  - Parking should preferably be located along the sides of properties, with any additional requirements overflowing to the rear of the site.
  - The number of Parking and Loading Bays will be provided for each site in accordance with the Local Authority Zoning Scheme Regulations.
- Screening, Landscaping & Planting of Parking Areas
  - The edges of visitors parking areas on site should be sufficiently buffered from the road using landscaping, small earthen berms, dwarf walls or fences and trees to soften the appearance of these 'hard' areas;
  - The owner of the property is to provide at least one tree (See D 10.4) for every five bays within parking areas on site in addition to edge planting.
- Surface Materials for Driveways, Internal Roads, Parking Areas and Bays
  - Internal roads shall consist of tarmac or paved access driveways, main internal streets and parking areas and paving colour can be tones of grey;
  - Parking bays to be paved in patterns that indicate bay layout
  - Paving types, layouts and colours may be recommended by the FEBPAC.

## **7.6 Pavements & Public Walkways**

The road pavement and any public walkways along it will be treated by and to the discretion of the Developer. It will be the responsibility of the Project Architects to address the interface of their sites with the adjacent walkways and surfacing treatment and to include this aspect as an integral part of the landscaping plan prepared for the site.

## **7.7 Paved Site Areas**

Paving types, colours and layouts are to be specified in submissions to the FEBPAC.

## **7.8 Site Lighting**

- Site floodlighting is encouraged, particularly to emphasise strong architectural elements, forms and landscaping features;
- Lights are preferred to be ground mounted within the landscaped settings or alternatively mounted on the buildings themselves provided they are focussed away from the streets;
- It is preferable that all lights on site be consistent in style, design, height (according to type), size and colour (according to use);
- Exterior lighting design and intensities must be appropriate for safety, but should not spill out beyond the property edge;



- Parking area lighting shall be consistent with that of the building lighting standards, with pole-mounted lights not exceeding 5 metres in height;
- Lights shall be used at public and service entrances of buildings;
- The mountings of ground-based lights shall be aesthetically designed or integrated with the landscaping;
- On-site pedestrian circulation routes shall be illuminated;
- If it is determined by the FEBPAC that the lighting for any property is excessive or not adequate, modifications may be required.

### **7.9 Refuse Storage & Collection Areas**

- Refuse containers and storage areas are to be screened from visibility from all street and adjacent site positions;
- Refuse room buildings are to be provided on site in accordance with Local Authority Regulations with regard to position and size, and should complement the design of the main buildings on site in material usage, colour and texture;
- No ventilation openings in the refuse room structure may face adjacent properties if within 3 metres of adjacent site boundaries.

### **7.10 Outdoor Service, Working & Storage Areas**

- All service areas shall be located in enclosed yards and be out of view of or screened from streets and adjacent properties.

### **7.11 Fencing, Screening & Buffer Standards**

- Fencing General
  - Where fencing is required along a street property edge other than along St. Francis Road and the R102, it will be a FEBPAC-approved palisade fence with a dwarf wall of max height 300mm and maximum total height of 2,5 metres;
  - No pre-cast fencing or wall panels will be allowed;
  - No barbed nor razor wire is permitted.
- Fencing along St. Francis Road & R102
  - A street fencing detail will be specified by the FEBPAC for the total lengths of these two roads (See D 10.5); -
- Common Boundary and Security Fencing
  - The security arrangements along common boundaries between sites are to be considered as integrated with the design of the site's buildings, with the following guidelines to apply provided that the FEBPAC may waive any of these in cases of individual merit:
  - Sections along common boundary edges that need to be treated as solid edges may not exceed a height of 2,5 metres at any point relative to the neighbouring finished ground level;
  - No barbed nor razor wire is permitted;
  - Electrification of boundary walls or fences should consist of no more than 3 horizontal electric strands on white supports with white insulators;
  - Any fencing and/or boundary walls to be erected shall be subject to a design review and the approval of the FEBPAC;

- The design of fencing is considered particularly sensitive and will be strictly regulated by the Aesthetics Committee.
- Fencing within the 5 metre Roadside Boundary Zone
  - There will be no solid walls or solid screens permitted within or along/parallel to street edges in the 5 metre roadside boundary landscape zone;
  - The reason for this is to allow for the landscaped street edges of adjacent sites to flow continuously into one another and to promote visual access into properties where appropriate;
  - Only a FEBPAC-approved palisade fence with a dwarf wall of max height 300mm and total height of 2,5 metres will be allowed.

### **7.12 Screening of Rooftop & Mechanical Equipment**

- All mechanical equipment on top of buildings shall be screened or located such that it cannot be seen from the street or from any position or level of adjacent sites and buildings. Where such elements are mounted onto the sides of buildings, they should be arranged in an aesthetic and orderly manner.
- Roof or wall mounted service equipment should be screened from view, with an emphasis on integrating such elements into the main roof design or behind parapets.

### **7.13 Security**

- All gates, gatehouses and arrangements for security personnel dealing with the security of individual sites are to be designed as integral parts of the site's development.

### **7.14 Drainage and Sewerage**

- All visible drainage elements above one metre from ground level or in an unscreened area visible from the street or adjacent properties are to be concealed from view by integrating them aesthetically into the building facades; crude and obvious methods of concealment will not be accepted.

### **7.15 Rainwater Disposal**

The general availability of water in the Kouga area is a concern in local developments, and it is therefore highly recommended that gutters be provided to roofs in order to collect rainwater in submerged tanks for purposes of irrigating gardens and landscaping.

- Rainwater disposal must be acknowledged in paving and landscape designs in order to prevent problematic stormwater issues arising.

### **7.16 Utilities**

- Aerials and satellite dishes are to be installed below the roof line and be unobtrusive in position and colour;

- Approved solar panels may only be placed in a position that cannot be seen from the street or adjacent properties. They must be level with the roof, with all piping concealed and the frame and fittings to match the roof colour;
- Air conditioning units are to be out of view or concealed from all street and adjacent site positions.

### **7.17 Chemical and Hazardous Waste Disposal**

Note: National Building Regulations and Local Authority Regulations will be strictly enforced and must therefore be adhered to at all times with regard to the disposal and/or control of any and all Industrial wastes;

- The Fountains Estate Industrial Park forms part of a larger environmentally sensitive ecosystem – it is the responsibility of each site owner and/or site occupant to ensure that on-site processes and activities do not impact negatively on the surrounding natural systems.

## **8. ARCHITECTURAL & AESTHETIC GUIDELINES**

NOTE: Notwithstanding the requirements of the Local Authority Zoning Scheme Regulations and the National Building Regulations, the following guidelines for the Fountains Estate Industrial Park are to be adhered to.

These guidelines have been divided into two essential sections, namely 'Intent' and 'Guidelines'.

The intent describes the approach that the developer would like the owner to adopt in designing the buildings and their surrounds.

The guidelines are the minimum standards that the new development must follow.

By communicating the individual goals for each aspect of the design (intent), it is the hope of the developer that owners will choose to assist in the accomplishment of the overall vision of the Fountains Estate Industrial Park by exceeding the minimum design requirements given.

### **8.1 Concept**

#### Intent

In order to promote the natural development theme of 'Commerce in a Park-like Setting', there will be a focussed effort to emphasise the 'green' components of each site in equal proportion to the built components. Consideration must be given to variety in the streetscape in terms of the scale and position of built form, size of open spaces, natural vegetation, colours, textures and so forth.

#### Guidelines

By following the minimum design requirements that follow as a basis for the design of new buildings and by exceeding or improving them wherever possible, there will be notable success in achieving the overall conceptual vision for the Fountains Estate Industrial Park.

## **8.2 Building Scale**

### Intent

To avoid a constant, monotonous line of buildings along the streetscape of the industrial park, attention must be given to the scale of particular elements within the various building types. The use of natural elements integrated into the overall development of each site can be used to overcome certain issues, but there will still be a need to relate the buildings in scale to the street environment.

### Guidelines

- With regard to buildings that have warehouse components, the maximum permitted height use is encouraged for their office components in order to bring the warehouse section into scale with the rest of the development.
- The horizontal extent of the warehouse component of a development should be consciously modulated to reduce its overall scale, and where possible, various elements such as openings for trucks and/or loading bays can be over-scaled to further this effect.
- Fenestration and ventilation elements should also be used to modulate the appearance of warehouse facades.

## **8.3 Building Orientation**

### Intent

Buildings should be orientated to achieve maximum visual impact from the perspective of drivers or pedestrians along any main roadway. The intent is to encourage the view from the roads to be softened using green landscapes in front of the main building facades without concealing them.

### Guidelines

The orientation of main buildings should be such as to allow for the street elevations to be the most significant.

## **8.4 Building Appearance**

### Intent

The size and footprint of individual buildings will vary depending on their use as well as the shape of the property. For this reason, there will be a fair degree of variety in the built character of the FEIP. In order to create a sense of unity in the built character of the park without sacrificing variety, key focal areas should be identified and focussed upon architecturally. Buildings should not appear to be massive in their context, and attempts should be made to 'break down' or modulate the facades of buildings such as warehouses in order reduce their visual impact. Important elements to consider are those which relate human scale to the buildings, such as balconies and covered patios.

## **8.5 Use of Architectural Style**

### Intent

The concept of creating a park-like environment within which various forms of business can operate is the main characteristic of the FEIP. The idea is not to define a single built style or set of elements or even colours that will dictate every design in order to create uniformity in the built landscape, but rather to draw from the surrounding estate suburbs, as well as from local and regional traditions and to encourage contemporary interpretations of regional architecture.

### Guidelines

Stylistic architecture, including direct foreign references such as Mexican, Spanish, Tuscan and similar historically derivative styles are strictly viewed as unacceptable.

## **8.6 Use of Colour & Texture**

### Intent

The use of materials, colours and textures in each building façade will be used to reflect the image and professionalism of the FEIP.

### Guidelines

There are no restrictions on the use of colour or corporate branding, but it will be the responsibility of the Project Architect to ensure that the colour theme is in harmony with the overall park environment. The FEBPAC retains the right to approve or suggest changes to project colour schemes should it deem appropriate.

## **8.7 Building Roofs**

### Intent

The innovative design of roofing is encouraged as far as possible to promote variety in the built skyline of the business park.

### Guidelines

In instances where flat roofs can be seen from above, care should be taken to ensure that all roof vents, roof mounted mechanical equipment, pipes, etc are grouped together where possible and painted to match the roof colour to reduce their appearance.

## **8.8 Building Elements**

### Intent

In order to create and maintain a high-quality of finishes and aesthetics in the FEIP a number of building elements will be specifically standardised. This will also serve the purpose of simplifying the design process and creating a level of uniformity throughout the Industrial Park. The choice of materials used should complement the style of the design.

### Guidelines

#### Doors & Windows

- Solid Timber, anodised or powder-coated aluminium or PVC profiles only;
- Glazing to AAAMSA standards;
- Garaging doors to be steel or aluminium with coloured/coated (Chromadek) finish.

#### Rainwater Goods, Facias & Barge Boards

- Only pre-painted extruded aluminium guttering with PVC or similar aluminium downpipes will be permitted, to match roof colour;
- All fascia & barge boards to be PVC or fibre cement and to match project colours.

#### Balustrades and Railings

- Balustrades and railings to be designed with a minimum of (50)% openings and be constructed of timber and/or steel and/or aluminium.

## **8.9 Signage Standards**

### Intent

Signs should complement the colours, materials and scale of the building architecture and have a good relationship to the surrounding landscaping.

### Guidelines

#### General Standards

- All permanent external signage should be compatible with the building design and scale, location, colour and materials;
- Signage should be co-ordinated on each property and designed in conjunction with the Aesthetic Committee;
- All construction and temporary signs shall conform to local by-laws;

#### Ground/Free-standing Signs

- Freestanding business signs may include the building address and should be located near the street frontage and ground-mounted in a landscape setting;
- Ground signs shall not block the visibility of vehicular traffic or risk the safety of pedestrians;
- One ground sign per building shall be permitted.

#### Wall Signs

- Where possible, wall signs should be framed by elements of the building to form an integrated part of the design and proportions of the facades.

#### Materials

- Materials and colours used on the signs should be complimentary to the building design.

#### Illumination

- Signs may be internally or externally illuminated without excessive spillage of light upward or outward;
- Neon and flashing signs are allowed.

#### Submittals for Approval

- Proposals showing signage location, type and descriptions are to be submitted to and reviewed by the FEBPOAC with the SDP application.

## **8.10 Prohibited Building Materials**

### Intent

In order to maintain the high standard of the built environment within the FEBP, a number of materials and building products may not be used within the FEBP. It is hoped that by excluding certain products from use rather than specifying which types of products may be used, there will be more freedom given to designers.

### Guidelines

The following materials and products may not be used within the FEBP:

- Pre-cast walling
- Chain-linked fencing
- Split-pole fencing
- Any asbestos or fibre cement sheeting

## **9. SITE LANDSCAPING GUIDELINES**

NOTE: Notwithstanding the requirements of the Local Authority Zoning Scheme Regulations and the National Building Regulations, the following guidelines for the Fountains Estate Industrial Park are to be adhered to.

The essence of the Fountains Estate Industrial Park is that light industrial, warehousing and manufacturing environments be developed within a natural setting. The landscaping theme of 'Commerce in a Park-like Setting' will greatly impact on its acceptance as an upmarket Büchner Propvest Development.

The Developer will lay the foundation for this theme by providing optimum landscaping for its development as a whole: at main entry points, on sidewalks, in public open spaces and specifically on traffic islands and alongside main roads. Fountains Estate will have its own nursery staffed by specialists that will provide trees, shrubs and plants that are environmentally relevant and will flourish in the area.

Individual property owners can contribute to achieving this upmarket status by following through with attractive landscaping of their own initiative on their sites. Whereas minimum landscaping requirements have been provided, property owners are encouraged to achieve the theme of '*Commerce in a Park-like Setting*' by exceeding these standards.

Once again, the 'Intent' and 'Guidelines' approach has been used to clarify the developers' vision for the FEIP with regard to landscaping in the hope that property owners and designers will attempt to exceed and/or improve on the minimum guidelines provided.

### **9.1 Minimum Landscaping Requirements**

#### Intent

Even though the boundaries of individual sites are likely to be treated with security fences, the ethic of trying to create landscapes that flow from one site to the next is encouraged, and developers are required to demonstrate the extent to which the landscaping of a site takes cognisance of adjacent developments.

#### Guidelines

Every site is to provide at least one tree (See D 10.4) for every 10 metres of roadside boundary edge within the 5m landscape zone; these trees may be arranged within each roadside boundary landscape zone in any manner (evenly spaced, clustered, etc).

## **9.2 Natural Features & Special Site Conditions**

### Intent

Where possible, the building design should recognise and incorporate the natural features of the site (existing trees, topography, position etc). Guidelines

- With respect to landscaping, particular attention must be given to prominent sites (such as corner sites), as well as to the natural definition of site entries and pedestrian walkways.
- Focal points within the site may also be created through the use of landscaping and other elements (defined seating gardens, fountains/water features, etc);

## **9.3 Planting and Trees**

### Intent

To provide an overall 'green foreground' to individual business developments.

### Guidelines

- A list of the trees and plant types allowed for use within the FEIP is reflected in Appendix D 10.4;
- If property owners would like to consider the planting of a particular tree or plant type not listed, or if further advice and information is required, they are welcome to contact the Estate Nurseryman.

## **9.4 Installations & Maintenance**

### Intent

To ensure the proper upkeep of the landscaped environment and to prevent any disturbances caused by unnecessary future site works.

### Guidelines

- The installation of automatic watering and sprinkler systems are required;
- It is the responsibility of each property owner to maintain the high standard of the landscaped park environment of the FEIP by providing adequate routine maintenance for their properties;
- All planted areas must be maintained in healthy condition. Any trees or bushes that die or become diseased must be replaced with a similar species of similar size;
- No trees, plants or pavement lawn may be removed by the owner or tenant of a property without the permission of the FEBPOA;
- It is the responsibility of each property owner to ensure that vacant stands are kept clean and the grass cut on a regular basis to the satisfaction of the FEBPOA. If this is not adhered to, the FEBPOA reserves the right to have the stand maintained and cleared without notice and at the expense of the owner.



## SECTION D

10. **ANNEXURES** (Relevant to the Physical Development Stage)
  - 10.1 FEIP Building Contractors Code of Conduct
  - 10.2 FEIP Architects Application
  - 10.3 FEIP Contractors Application
  - 10.4 FEIP Permitted Trees & Planting
  - 10.5 FEIP Fencing Detail for property edges along St. Francis Road & R102
  - 10.6 FEIP Submission Fees (For Plans Submissions to the FEBPOAC)
  - 10.7 FEIP Roadside Landscape Zones for Individual Sites