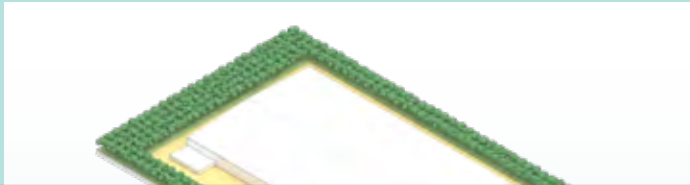


4.4 Employment: Industrial

Strategy 1

Large floorplate: Pervious paving and perimeter planting

Increasing the permeability of typical large format uses through permeable paving and asphalt as well as boundary vegetation corridors



site landscaping ratios in excess of typical will make this precinct un-economical in comparison to other locations due to increases to statutory outgoings and economic rents.

Building lot typology study

Benefits:

- Building format reflects market need for storage, distribution and industrial examples
- Green buffer to perimeter provides areas for runoff to be absorbed into the ground
- Potential to utilise expansive roof space for evaporative cooling systems linked to on site rainwater tanks for stormwater reuse
- Consider options for precinct scale stormwater harvesting and reuse in areas of higher water demand.

Further testing required:

- Few built examples of pervious surfaces capable of supporting heavy vehicular loads in these contexts
- Even with improvements shown outcomes remain limited
- May be difficult to prescribe and maintain good planting outcomes (including ecology and urban heat outcomes as well as water flow) where this is privately owned

Hardstands required to support 9.6T Axle load B-Doubles in accordance with TfNSW permitted axle loads. Can only be achieved with concrete hardstands with 0% permeability without causing major maintenance and operational issues

In excess of industry accepted landscape setbacks - results in higher statutory costs compared to other precincts making this precinct relatively less competitive (& therefore attractive to occupiers)

Minimum 36m required for access to docks and roller shutter doors which must be heavy duty hardstand capable of accomodating semi's and B-doubles

In-efficient internal staging area not suitable to occupier requirements. Not efficient to construct.

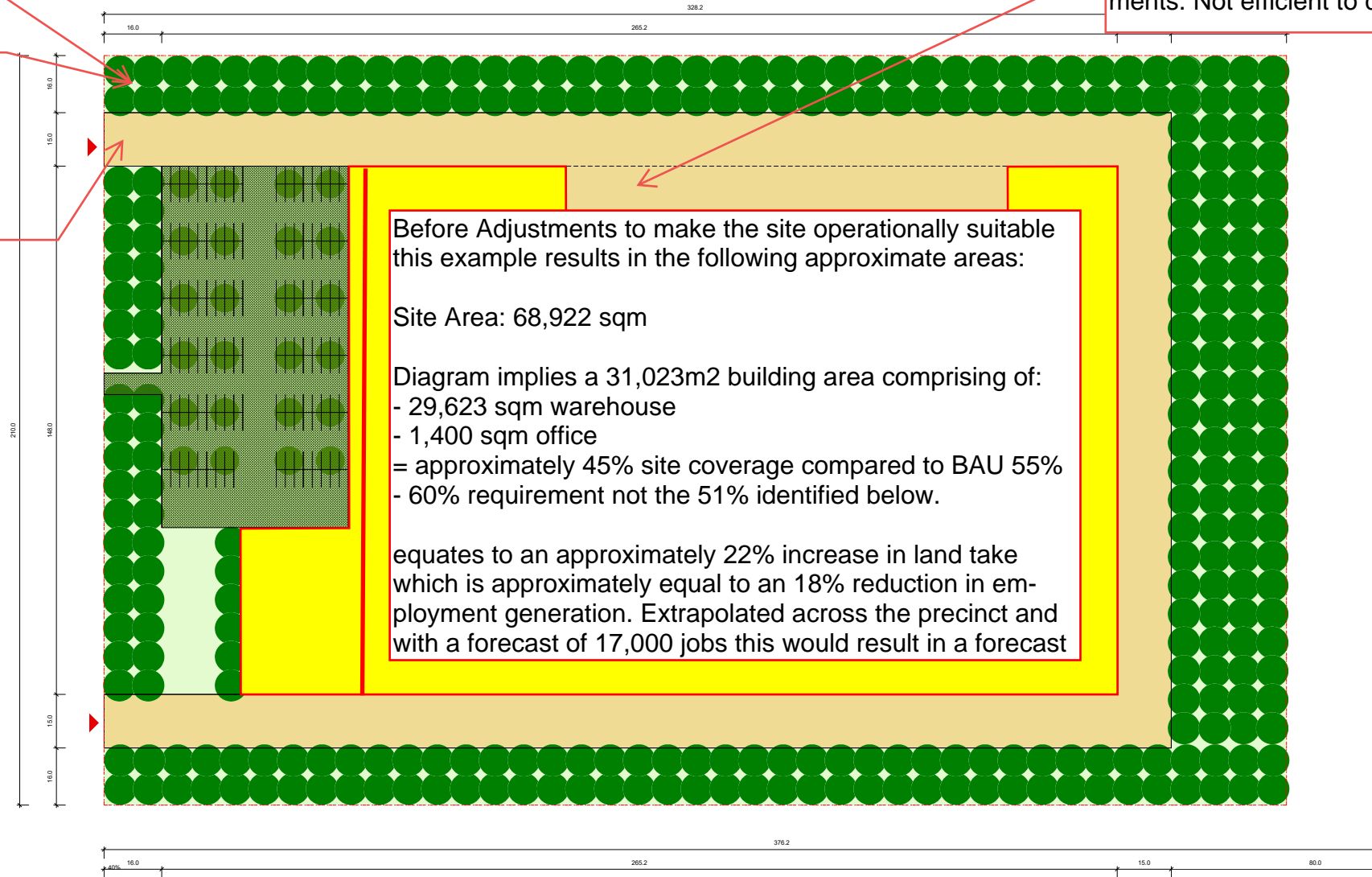


Figure 52. Strategy 1 Industrial – Large floorplate, pervious paving and perimeter planting

Typology overview:

- Single storey factory/warehouse with upper storey office
- Lightweight tilt-up + roof frame construction
- On grade car parking
- Hardstand areas including loading areas and parking (50% permeable assumed).

Table 13. Key metrics: Employment – Industrial and Warehouse Strategy 1

Lot size	Approx. GFA	Approx. FSR
61,000m ²	37124m ²	0.61:1
Permeable surfaces		
Permeable surfaces	Permeability	Area
Deep soil	100%	9330m ² (15%)
Parking hardstand	50%	6279m ² (10%)
Service hardstand	50%	14446m ² (24%)
Building site coverage	0%	30929m ² (51%)
Total		61000m ²

68,922m2

31,023

0.45:1

31,023 (45%)