

THRUMSTER BUSINESS PARK

# DESIGN GUIDELINES

Version 2



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## Work, Play, Relax

# VISION

## *Designing our Vision*

The Thrumster Business Park Design Guidelines aim to

facilitate the development of a premium employment hub that supports local businesses and community within a master planned eco-friendly business park where a diverse range of businesses can thrive.

Planned with functionality, flexibility and sustainability in mind, the design approach will enhance and protect the investment for those relocating to this benchmark Business Park.



CBD

Industrial Area

Airport

Hospital

University

Thrumster Business Park

Oxley Highway

John Oxley Drive

Brisbane 530km

Pacific Highway

Sydney 390km





## OVERALL ZONE OBJECTIVES (AS PER COUNCIL GUIDELINES)

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- To provide a wide range of light industrial, warehouse and related land uses.
- To encourage employment opportunities and to support the viability of centres.
- To minimise any adverse effect of industry on other land uses.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To support and protect industrial land for industrial uses.

### Preferred business types for Precinct A:

- Artisan food and drink industries
- Medical centres
- Pub / breweries
- recreational facilities / gym
- take away food / neighbourhood shops

### Preferred business types for Precinct B:

- Warehouse or distribution centres
- self storage
- hardware / building supplies
- factory unit complexes
- motor vehicle sales or hire

# AREA PROFILE

## PORT MACQUARIE HASTINGS



### Population

2021 - 87,686  
2041 - 112,484

### Growth

**28.28%**

Source: Forecast ID

## THRUMSTER, NSW 2444

### Population

2021 - 2,639  
2041 - 12,868

### Growth

**387.6%**

Source: Forecast ID

## ECONOMIC GROWTH

Gross Regional Product over \$5bn

### Diverse Drivers

- 3 Universities
- Decentralised Essential Energy
- Fast Growing Health and Social Sector
- Major Manufacturers
- Booming Residential Construction Industry
- Emerging Innovation & Entrepreneur Networks
- Remote workers with significant personal income

Source: RemPlan

## REGIONAL EMPLOYMENT GROWTH

Projected figures to 2024

- Healthcare & Social Assistance 19.6%
- Admin Support Services 15.9%
- Warehousing/Transport Postal 12.2%

Source: Labour Market Employment Portal

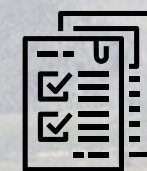
# THRUMSTER BUSINESS PARK HIGHLIGHTS

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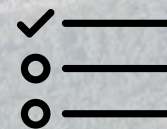
PORT MACQUARIE'S FIRST EVER MASTER PLANNED  
ECO FRIENDLY BUSINESS PARK



In excess of 107,000 development metres



Minimum of 63 lots minimum size of 1,200m<sup>2</sup>



Target completion date July 2022



Providing opportunity for a wide variety of businesses and industry.  
Filling the void of quality light industrial property within Port Macquarie



Will become a major Employment Hub and contributor to the local  
economy with the creation of numerous local jobs



# DESIGN GUIDELINES

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The Design Guidelines identify two precincts within the Business Park which considers the potential impact on nearby residential land while providing for the co-location of similar or complimentary businesses to improve the quality and amenity of the Thrumster Business Park.

The objectives of these Design Guidelines are:

- To guide the design and management of each property to ensure maintenance of a high quality visual presentation within the Thrumster Business Park;
- To identify building setbacks which provide for attractive streetscapes;
- To establish a high standard for built form which provide for a Business Park presentation that can be maintained in the long term;





## BUILT FORM

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Gateway sites are identified on the plan. The built form of these sites is to address street frontage(s) and is to incorporate taller elements to create and affirm the sense of arrival into the Thrumster Business Park. These sites may incorporate distinctive facades or artworks.

Building facades of light industrial premises are to be modulated and articulated, which may include architectural structural elements of the building.

Large blank walls which are visually unarticulated either horizontally for 12m or vertically over two storey, are not permitted unless located on zero setback boundaries (side and rear). The use of architectural features, changes in cladding or colour are required to create visual interest in the built form.

The impact of the size of the development when viewed from the street is to be reduced by avoiding bulky roof forms or extensive blank facades in a single material/colour.

Architectural features are to be used to clearly identify pedestrian entrances;

All rooftop or exposed structures including lift motor rooms, plant rooms etc, together with air conditioning, satellite dishes, ventilation and exhaust systems, are to be screened and integrated into the building facade to ensure they do not detract from the overall appearance.

Exterior elements such as plumbing, heating and ventilation systems are to be integrated into the building and concealed or, in the case of freestanding structures, appropriately screened from view



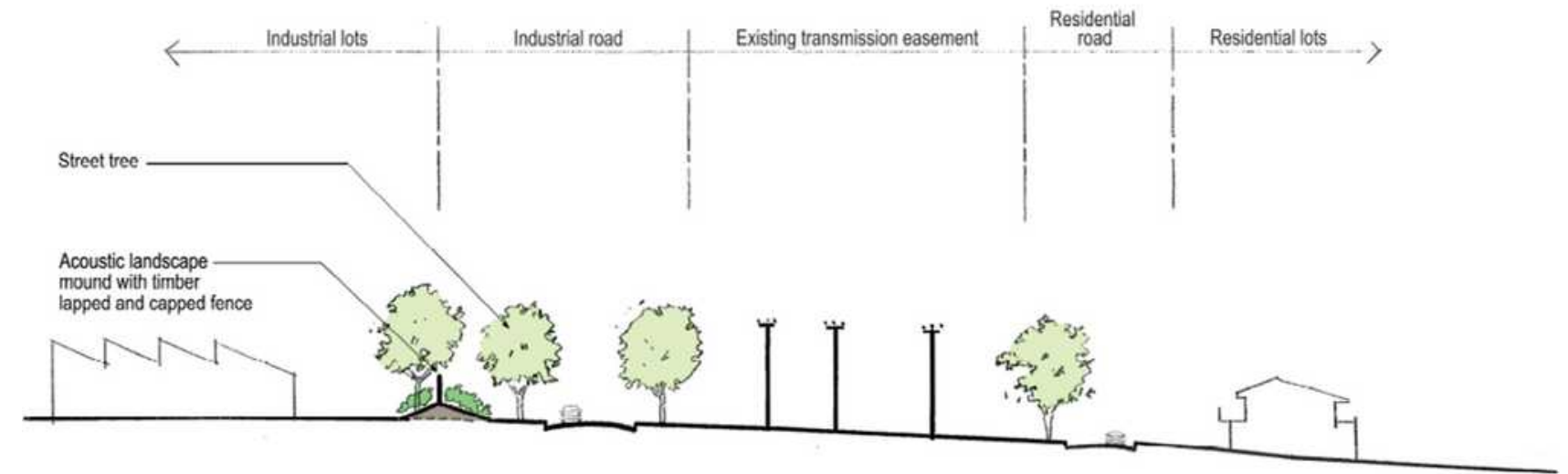
## STREET SETBACKS

Street setbacks are to be 7.6m from the primary street frontage and 3m from secondary roads.

As all lots have been designed with utility servicing from the front of the lots, zero building setbacks to side and rear boundaries are possible allowing for maximisation of built area.

Precinct 1, Lots 1 – 8 will be bounded to the south by a landscaped mound and noise barrier fencing which will establish the rear boundary of these properties (see note below).

Note: this is to comply with the current DA however options are being explored which may open up some usage options from the south frontage





## ADVERTISING STRUCTURES

Advertisements and Advertising Structures should form an integrated part of the building facade, architectural design, and scale of the building.

Advertisements and Advertising Structures should be limited in numbers to avoid cluttering, distraction and unnecessary repetition. Total advertisement area will be dependent on the size of the premises, generally only one (1) wall sign shall be permitted per occupancy.

Advertising on multi-tenancy industrial buildings will be limited to the following:

- The building/complex name or head tenant identification. Where there is more than one major tenant, a single advertisement incorporating all major tenants is preferred.
- Central registry sign identifying all tenancies on the site.

This is to be located at the entrance of the complex and is to be integrated with adjacent buildings and landscaping. A small single identification sign and unit number may be located at the entrance to individual sites.

Each development should provide appropriate directional signage to assist with the movement of pedestrian and vehicular traffic. Directional signage should be of a consistent type and style throughout the development. In general, this signage should explain:

- Site entries and exits
- Staff and visitor car parking
- Goods delivery and pick-up
- Reception /office areas



## LANDSCAPING & FENCING

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Landscaping will provide a visual connection throughout the Thrumster Business Park and ensure the design quality of the employment precinct is maintained.

Landscaped areas are to incorporate trees with a mature height over 5m, preferably with smooth bark and overhead canopy. This is to maintain view lines from the street to buildings and advertising infrastructure, within a landscaped setting,

Clumping of the same species is preferred over the use of a variety of species to create a sense of uniformity,

Carparks are to incorporate landscaped areas with a tree planted at every sixth bay or equivalent where the carpark is located in front of buildings.

Where security fencing is to be located on the side and rear property boundary, it is to be plastic coated (black) cyclone wire or Diplomat® style fencing. Barbed wire or razor wire are not acceptable fencing materials.

Security Fencing along front property boundaries in Precinct 2 is to be a maximum of 3m in height and must be black plastic coated cyclone wire or Diplomat® fencing.

## TRANSPORT (CARPARKING, LOADING / UNLOADING)

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Land uses which generate high volumes of heavy vehicle movements are to be located within Precinct 2.

Heavy vehicle movements are encouraged to use the eastern access road, with traffic calming devices installed in east – west streets in precinct 1 to discourage the use of these streets as through roads for articulated vehicles;

Visitor / customer and staff parking areas are to be located in front of the building or underground carparks.

Signage to identify and encourage the use of onsite visitor parking areas is to be provided.

Parking areas are to be available at all times and are not to be used for outdoor storage; Vehicle access to each site should provide for vehicles entering and leaving in a forward direction where possible.

Provision is to be made for storage of bicycles to encourage staff to utilise local cycle networks.

Underground carparks are permitted and encouraged.



## ENERGY

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Energy savings through passive building design elements are to be incorporated into the building design.

Façade materials and colours are to demonstrate how these aspects contribute to energy efficiency;

Building designs are to incorporate the use of natural light.

Lighting is to be energy efficient.

The installation of solar panels is mandatory for each development.

Recycled water is to be utilised where practical. For example in toilet areas and to maintain landscaped areas on site.



## WASTE MANAGEMENT & EXTERNAL STORAGE

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Screen fencing to a minimum height of 2.5m is to be installed and maintained to screen storage areas from any street or public area.

Waste collection or storage areas are not to be located in front of the building line and are to be screened from any street or public area.

Recycling and waste minimisation is to be provided for in the waste management plan for each site.





## BUILDING HEIGHT

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The Council has not prescribed maximum building heights in the Local Environmental Plan, meaning there is no development standard for building heights;

Building heights are limited by the Obstacle Limitation Surface mapping for the Port Macquarie Regional Airport as shown. The planned upgrade of the Airport may alter these heights however it is envisaged a maximum building height of 11.5 metres will predominantly apply.

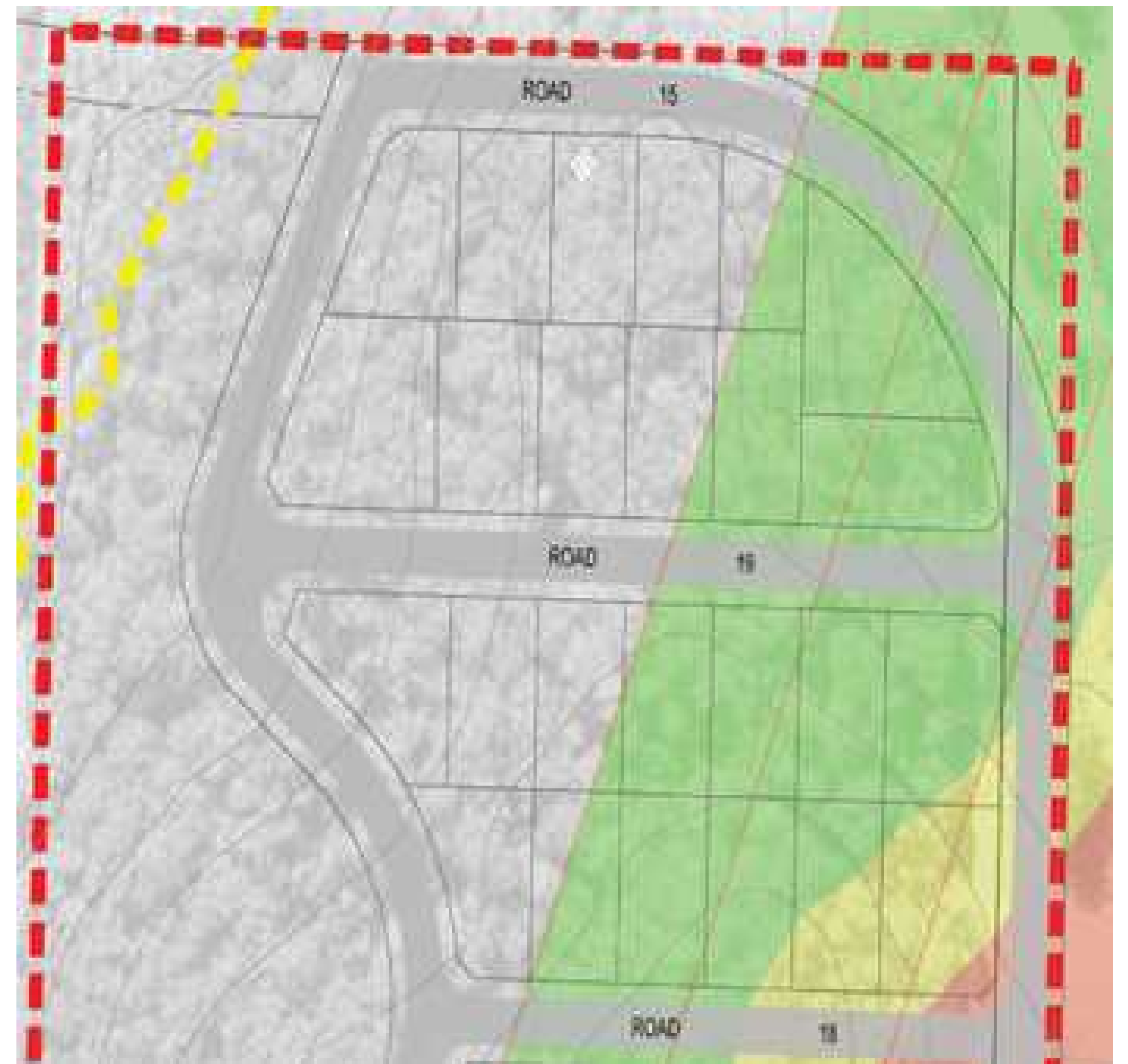
Figure 2: Height to Existing OLS - Precinct 1



**HEIGHT TO EXISTING OLS**

- > 20m TO OLS
- 15m - 20m TO OLS
- 10m - 15m TO OLS
- 0m - 10m TO OLS

Figure 3: Height to Existing OLS - Precinct 2





## FLOOR SPACE RATIO

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Building densities are partially controlled by Floor Space Ratios which are prescribed as development standards in Local Environmental Planning instruments.

The Thrumster Business Park does not have any maximum or minimum Floor Space Ratios, and therefore property owners and investors can focus on the building design and streetscape without the constraint of floor space ratio limiting additional leaseable floor space. Consideration must be given to allow for adequate parking and landscape area



## **NBN CONNECTIVITY**

NBN will be supplied to each lot ensuring fast and reliable connectivity

## **SERVICES**

Water, Sewer and underground Electrical supply will be provided with all service connection locations positioned at the front of lots to allow for side and rear boundaries to be fully utilised

## **BUSHFIRE CONTROLS**

Due to the location of the estate measures will need to be incorporated into building designs to meet bushfire controls however these are not prohibitive

## PEDESTRIAN / CYCLE CONNECTIVITY

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it is our intention to provide connectivity for pedestrian and bicycle traffic by way of footpath and cycleways thoughtfully placed throughout the estate. These will be designed to optimise the natural bushland experience

Design will include ample storage areas for bicycles.





# WORK, PLAY, RELAX

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Thrumster Business Park will provide a location where people will want to come to work with well considered urban design and social amenity.

With rapidly growing nearby community hubs like Ascot Park, Sovereign Hills and The Sanctuary just to name a few, Thrumster Business Park will provide the opportunity for locals to work, play and relax in a thoughtfully planned and built environment.

With a wide range of services to be located within the estate it provides tenants and the workforce the opportunity to access a broad range of services while also enjoying the ample open space, footpaths and cycleways to recharge.