



5.1 Building Design

Objectives

The objectives for the design of buildings on the site are as follows:

- Ensure that buildings address the street and establish a legible street pattern
- Create an image for the Business Park which is of a high design standard and creates a visually pleasant environment
- Ensure that buildings are related to each other in terms of siting, appearance and built form
- Where possible the design of individual buildings is to relate to the development on adjacent sites in terms of colours and materials used and building design

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DESIGN GUIDELINES



Figure 5.1 Examples of Good Design

Guidelines

- Applications for new buildings should be prepared by a registered architect and should be accompanied by a statement in relation to compliance with these guidelines
- Buildings are to be functional in design to reflect the nature of the Business Park
- Buildings addressing the street frontage are to be generally aligned parallel with that boundary
- The scale of buildings is to address the street and reinforce the streetscape by defining corners and edges
- Roof forms are to be generally flat although angles may be permitted at the front of the building where office uses are included in the development
- Roof plant rooms, lift over runs, air conditioning services and other equipment must be effectively screened from view using roof structures and architectural elements designed as an integral part of the building
- Building facades to road frontages should be articulated where the frontage is longer than 25m by:
 - * Varying the facade alignment and height
 - * Varying the materials and colours
 - * The use of sun shading devices
 - * Cantilevered or overhanging elements
 - * Breaking up the facade with windows or the use of structural features
- Open space areas are to be provided for employees and visitors within or adjacent to the landscaped areas
- Design should encourage pedestrian permeability through the Business Park
- Awnings should be integrated into the design of the building
- Any minor buildings on sites, covered storage areas or shade areas, are to be designed to complement and coordinate with the main building on the site



Figure 5.2 Indicative Species to be used in Development

5.2 Landscaping

Objectives

The objectives for the landscaping of the site are as follows:

- Landscaping is to reflect the nature of the area and the context of the Business Park
- Site landscaping is to soften the impact of the built form and to provide shading and variation in the appearance of the area
- Landscaping is to be used to provide an edge to the Business Park
- Species used are to comply with the requirements for the safe operation of the airport.
- Landscaping should, where possible, be low maintenance and drought resistant.
- The landscaping should provide for an attractive streetscape within the Business Park
- Landscaping is to be used to provide shading in car parking areas.
- Landscaping is to protect and screen the heritage items adjacent to the site

Guidelines

- All landscaping is to comply with the provisions in the Illawarra Regional Business Park Landscape Management Plan (IRBPLMP), dated November 2007 and prepared by James Pfeffer, Landscape Architect. (Appendix 1)
- Species are to be selected from the list in the IRBPLMP
- A detailed landscape proposal for each site is to be submitted with each major development application
- Shading of car parking areas should reach at least 50% cover upon maturity of the planting
- The condition of the landscaping of the Business Park is to be monitored every two years and steps taken to rectify any problems with the landscaped areas or their maintenance
- A landscaped strip is to be provided along the edge of the Environmental Management Zone of at least 2m.

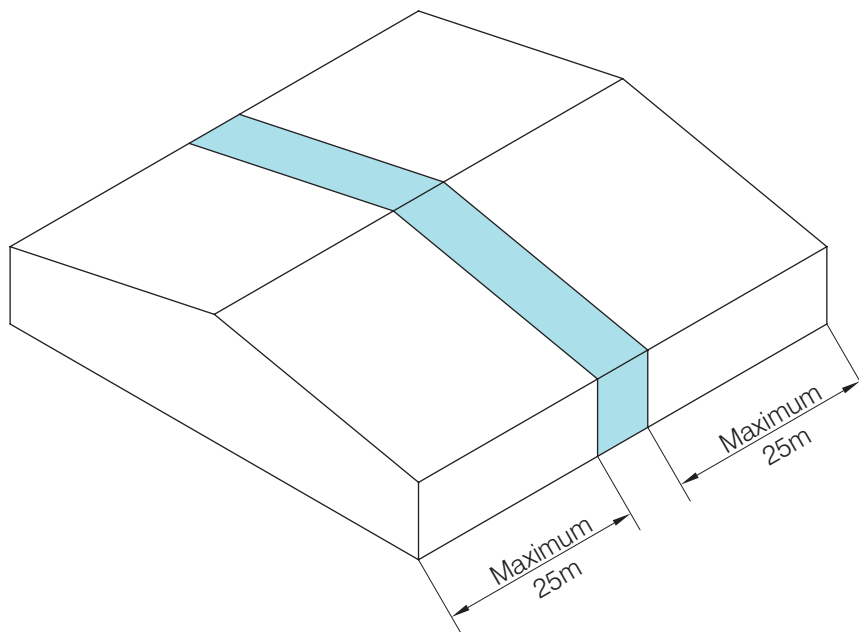


Figure 5.3 Material and Colour Variations to facades



Colorbond
"Deep Ocean"



Colorbond
"Shale Grey"



Colorbond
"Ironstone"



Colorbond
"Windspray"

Figure 5.4 Primary Colours to be used

5.3 Materials and Colours

Objectives

- To encourage a high standard of appearance and enhance the general streetscape, character and amenity of the Business Park.
- To ensure that the elements of the built form within the Business Park are related to each other through the use of a common colour palette and the use of standard materials.
- To encourage the use of materials and colours to break up the bulk and scale of commercial and industrial buildings.
- To ensure that all built form elements on a site are related to the main building on the site.
- To ensure compatibility with the adjacent airport.

Guidelines

- The range of external materials on any individual building should be limited and compatible.
- External materials should include one predominant external material, however accent colours are acceptable.
- Changes in material and colours can be varied to break up long expanses of facade.
- Low maintenance and robust materials should be used.
- Materials to be used are as follows:
 - o Metal
 - o Colorbond
 - o Glass
- Materials are to be low reflective. All metal surfaces are to be Colorbond or similar and all glass surfaces must have a low level of reflectivity.
- The use of zincalume will not be permitted.
- Developments which propose the use of materials and colours different from the above will be considered on merit having regard to the external appearance of the material and colours and their relationship to the overall appearance and architectural quality of the Business Park.

5.4 Lighting

Objectives

- To provide a site lighting system across the Business Park that will provide a safe and attractive environment
- To ensure that there are no adverse impacts on the operation of the Airport from the lighting installed and used in the Business Park
- To ensure lighting does not cause distraction to vehicle drivers on internal or external roads or to the occupants of adjoining properties

Guidelines

- All lighting is to comply with the operational requirements of the Illawarra Regional Airport Guidelines
- External lighting is to be integrated into the building form and designed to accentuate architectural form and features
- The use of flood lighting will not be permitted
- Lighting plans for sites are to be submitted with development applications

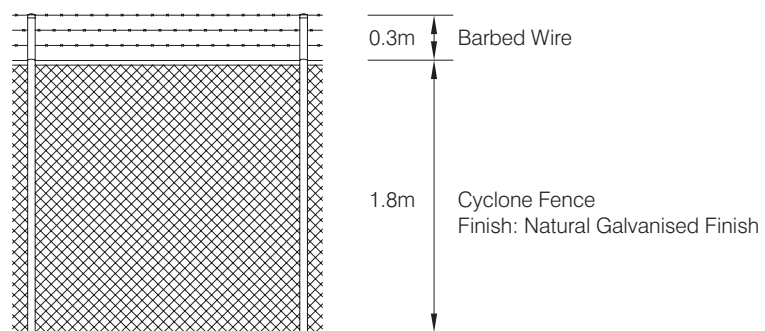
5.5 Fencing

Objectives

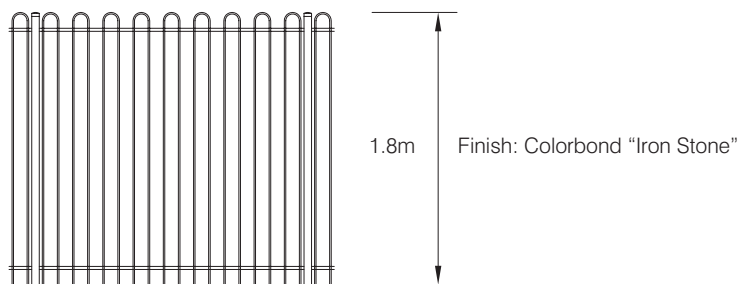
- To ensure that fences are sympathetic to the design of the buildings and do not dominate the streetscape
- To provide security for the individual sites
- To provide security for the airport
- To ensure that fencing does not interrupt pedestrian permeability through the site

Guidelines

- There is to be no fencing along the front boundaries of properties except in areas where there is no building fronting the front boundary
- Fencing is to be provided along the boundary of all sites with the airport to match the existing fencing around the airport
- All fences other than those along the airport boundary are to be galvanised steel or aluminium tube construction. Refer to Figure 5.5 for dimensions and styles.
- Where possible landscaping should be used to soften the visual impact of boundary fences
- Open activities within sites are to be screened and fenced



AIRPORT SECURITY FENCE - ELEVATION



LOT BOUNDARY FENCE - ELEVATION

Figure 5.5 Fencing Diagram

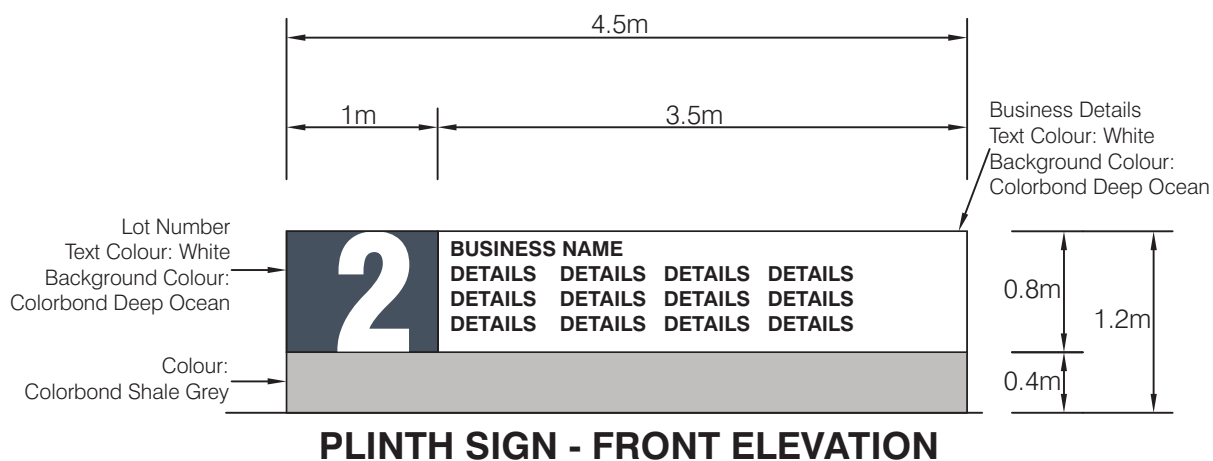
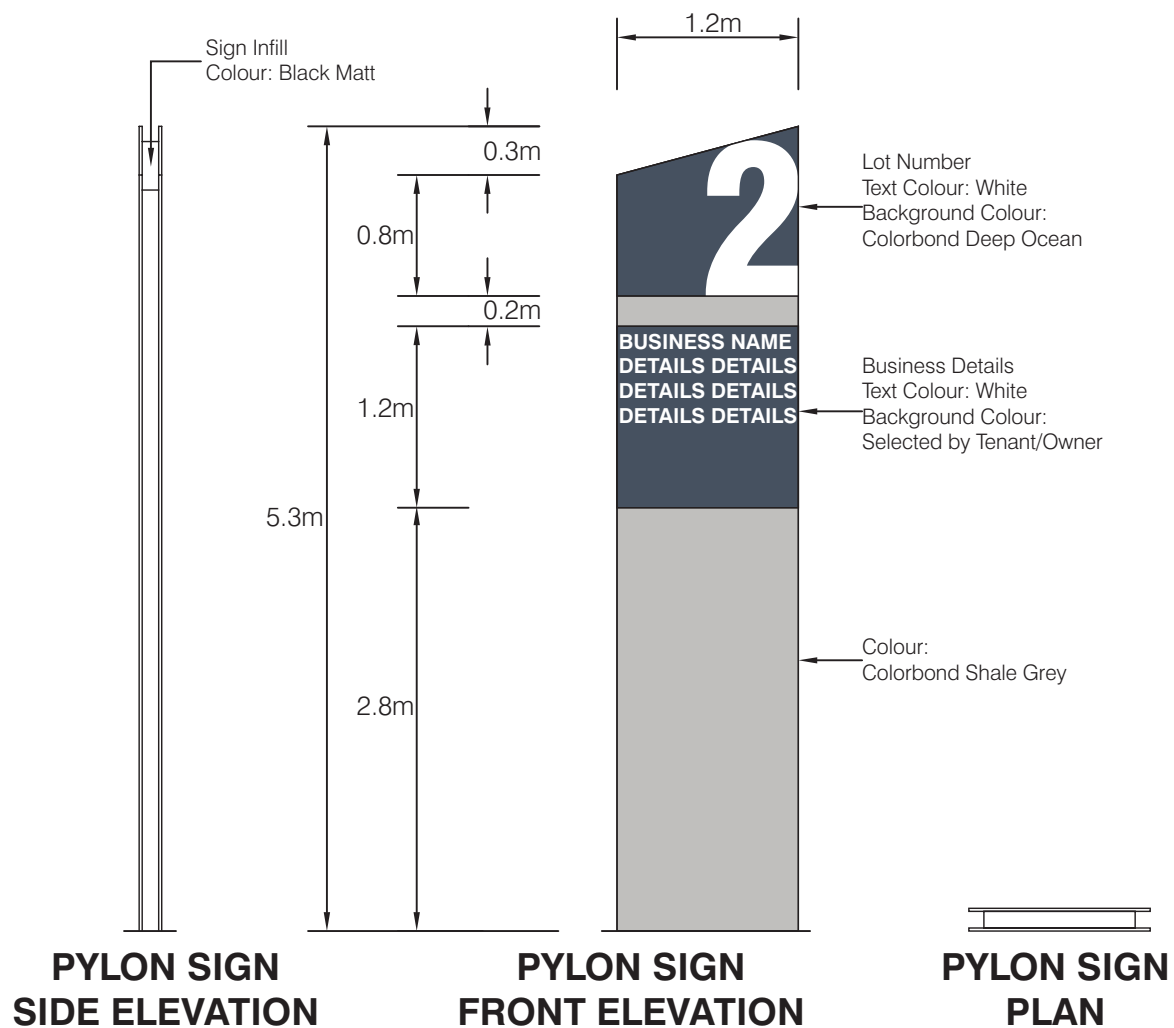


Figure 5.6 Signage Diagram

5.6 Signage

Objectives

The objectives for the provision of signs in the Business Park are to:

- Provide businesses with the opportunity to identify their location and activity
- Ensure that signage is integrated into the design of buildings and does not detract from the visual appearance of the buildings
- Ensure that signs do not proliferate in the Business Park and impact on the overall appearance of the area
- Ensure that signage does not adversely impact on the surrounding land uses by controlling the location and size of signage within the Business Park
- Ensure that all signage is of a high design standard and is integrated into the built form of the Business Park

Controls

- Applications for building signage are to be submitted as part of the application for the building to ensure that their design is integrated into the design of the building
- No sign is to exceed 18m² in area
- Signs are not to project above parapet lines or roof eave lines
- Flashing and neon signs will not be permitted
- Roof or sky signs will not be permitted
- Freestanding signs will not be permitted on individual sites other than a standard pylon sign as illustrated. All other signs are to be attached to the building facade
- The visual appearance of signs from the Illawarra Highway, the Airport, the Princes Highway and Tongarra Road is to be assessed in any application for signage
- The visual appearance of signs from the Environmental Management Zone is to be considered in any signage application
- All signs are to be related to uses in the Business Park, or products produced in the Business Park
- For buildings with more than one tenancy signage for each tenancy must be of a uniform size and shape and integrated into the design of the building
- Directional and tenancy signage must be located in a convenient point close to the development's main entry

Figure 5.6 shows examples of sign types and designs for the Business Park.

5.7 Water Cycle Management

Objective

- To implement the principles of Water Saving Urban Design in the development at the Business Park

Controls

- The provisions contained in the Water Cycle Management Plan dated November 2007 prepared by Costin Roe Engineers are to be implemented in all development within the Business Park (Appendix 2)
- All development applications are to be accompanied by a Stormwater Management Plan which demonstrates compliance with the above Management Plan
- All development applications are to be accompanied by information relating to the water saving and re-use measures to be adopted in compliance with the Management Plan

5.8 General

Cut and Fill

- The minimum finished floor level for any development is to be a minimum of AHD 7.1

Staff Amenities

- These are to be provided in accordance with the Building Code of Australia

Accessibility

- All development is to comply with AS1428.1 and AS1428.2.

Construction

- All applications are to be accompanied by a Construction Management Plan detailing hours of work, access and waste management and the amelioration of any impact on adjoining properties
- A Construction Waste Management Plan is to accompany all applications and is to include the following:
 - * measures to prevent discharged pollutants or contaminants during construction
 - * identification of locations for waste materials, building materials, rubble and other items
 - * measures to ensure construction workers are aware of the relevant issues on the site and in the adjacent areas

Waste Management

- An Operational Waste Management Plan is to be submitted with all applications which details the following:
 - * the description, volume, mass and generation rate of all solid and liquid wastes likely to be generated during operations
 - * the opportunity for resource recovery from the waste streams
 - * the proposed location, size and design of on site (internal and external) sorting, transfer, processing, storage and transport facilities for resource recovery and waste disposal
 - * the domestic waste and recycling facilities including container capacities and storage locations suitable for the proposed development
 - * plans for the screening and signposting of waste storage areas including built walls, landscaping and the relation of this to the overall design of the development
 - * access for on site movement and collection of waste
 - * provision of any communal areas for waste disposal

Hours of Operation

- All applications are to set out operating hours and assess any impacts these hours might have on adjoining developments

Noise

- All buildings are to comply with AS 2021 regarding interior noise levels
- All major applications for development are to be accompanied by an assessment of noise impacts on properties adjoining the site