



illawarra regional business park

DESIGN GUIDELINES AND CONTROLS

CONTENTS

- 1.0 INTRODUCTION
- 2.0 AIMS OF THE GUIDELINES AND CONTROLS
- 3.0 FLOOR SPACE RATIO
- 4.0 HEIGHT OF BUILDINGS
- 5.0 SITE COVERAGE
- 6.0 SETBACKS
- 7.0 THE RIPARIAN BUFFER
- 8.0 LANDSCAPING
- 9.0 BUILDING DESIGN
- 10.0 MATERIALS AND COLOURS
- 11.0 LIGHTING
- 12.0 FENCING
- 13.0 PARKING AND ACCESS
- 14.0 MANOEUVRING AREAS
- 15.0 ESD PRINCIPLES
- 16.0 SITE SAFETY
- 17.0 SIGNAGE
- 18.0 WATER CYCLE MANAGEMENT
- 19.0 OPERATION OF THE ILLAWARRA REGIONAL AIRPORT
- 20.0 GENERAL REQUIREMENTS
- 21.0 S94 MATTERS

1.0 INTRODUCTION

1.1 Application

These guidelines and controls have been prepared to accompany the Concept Plan for the Illawarra Regional Business Park. They apply to that part of the site as identified in Figure 1. The controls and guidelines are to be followed in the preparation of subsequent applications for development on the site. Any inconsistencies will need to be justified in relation to the aims and objectives of the guidelines and the aims and objectives of the adopted Concept Plan for the site.

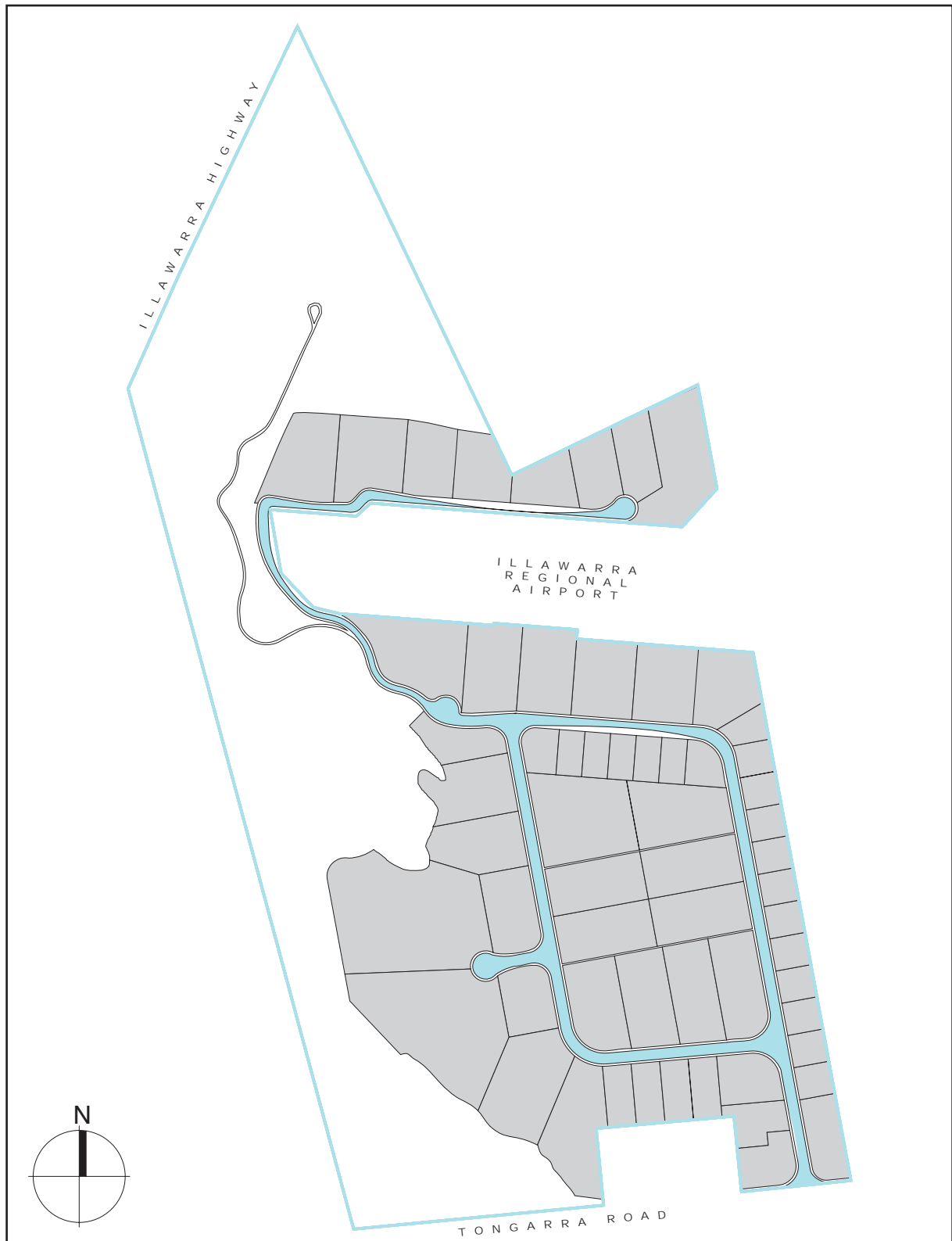


Figure 1. Site to Which the Plan Applies

1.2 Relationship to Planning Controls

These controls and guidelines will operate within the framework of the planning controls which apply to the site as set out in Schedule 2 of State Environmental Planning Policy - Major Projects Illawarra Regional Business Park. They also operate within the framework of the Illawarra Regional Business Park Concept Plan.

All development proposed on the site is to generally comply with the Illawarra Regional Business Park Concept Plan as approved by the Minister on



Figure 2. Zoning of the Illawarra Regional Business Park

2.0 AIMS OF THE GUIDELINES AND CONTROLS

The aims of the guidelines and controls are as follows:

- To provide for the development of a Business Park of architectural quality which will make a positive contribution to its urban context
- To control the building bulk and form to ensure that there are no adverse visual impacts on the surrounding environment
- To ensure that there is a design relationship between buildings on the site through the adoption of guidelines relating to built form, materials and colours
- To provide a coordinated signage policy for the site to ensure that signage is controlled and that the site presents a positive and attractive image
- To allow for the softening of the development by the provision of a high standard of landscaping on the overall site
- To ensure that each development can satisfactorily function within its site in relation to car parking, loading and unloading, manoeuvring areas and waste management
- To screen storage areas
- To ensure that the design, placement and height of buildings takes into account site constraints, in particular those presented by the operation of the adjacent airport
- To ensure the design of development provides for a safe and pleasant environment for workers and visitors
- To ensure that there are no adverse impacts on the operation of the adjacent Illawarra Regional Airport from the development on the Business Park site
- To implement the principles of ecological sustainability in the development of the site

3.0 FLOOR SPACE RATIO

3.1 Objectives

The objective of the control is to;

- Ensure that the scale and bulk of buildings on the site is consistent and does not overwhelm the environment of the site.
- Ensure that the infrastructure on and around the site is adequate for the development on the site

2.2 Controls

The ratio of the gross floor area of any building erected or proposed to be erected on a site to the site area shall not exceed 1:1.

4.0 HEIGHT OF BUILDINGS

4.1 Objective

The objective of the control is to ensure that

- The height restrictions relating to the operation of the Illawarra Regional Airport are implemented
- The scale of buildings is related to the environment of the site
- The built form reflects the function of the buildings

4.2 Controls

- The height of any building erected or proposed to be erected on a site shall not exceed 26m measured from natural ground level to the highest point on the building
- All development is to comply with any height restrictions imposed by the Illawarra Regional Business Park Obstacle Limitation Surface Plan.
- No structure will be permitted to encroach on clearances for the airport movement area. Refer to Figure 3.

5.0 SITE COVERAGE

5.1 Objectives

The objectives of this control are to ensure that:

- There are sufficient landscaped areas on each site
- There are sufficient open areas to reduce the impact of the built form within the Illawarra Regional Business Park
- There are areas available for parking and other outdoor uses on each site

5.2 Controls

- A building is not to occupy more than 70% of its site area

6.0 SETBACKS

6.1 Objectives

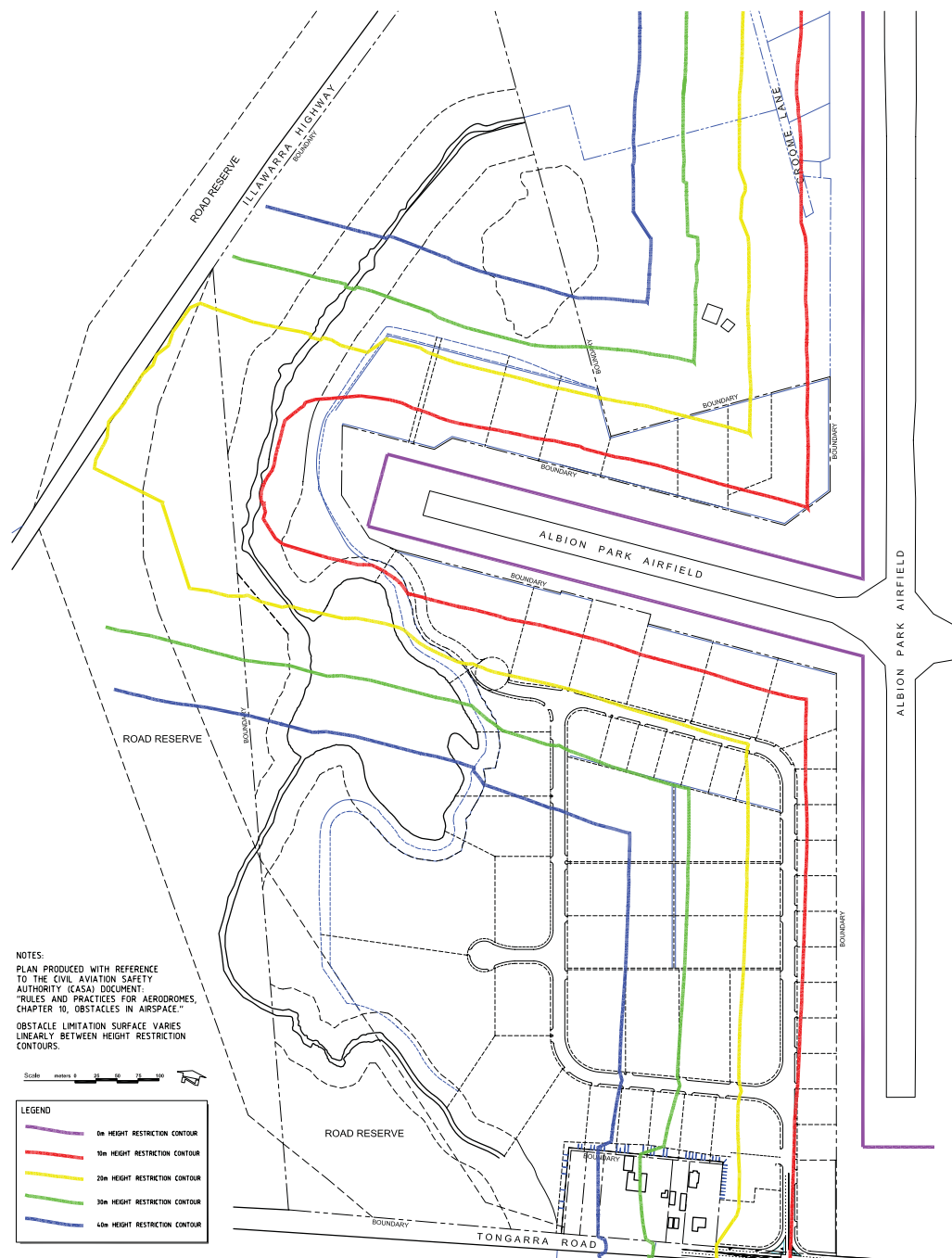
The objectives of the setback controls are to:

- Ensure that there is an attractive streetscape within the Business Park
- Allow for the separation between buildings

6.2 Controls

6.2.1 Front Boundary

- All setbacks from the front boundary of the site are to be a minimum of 5m. Of the 5m, 3.5m is to be landscaped and no development is permitted within this landscaped area.
- Where the site area exceeds 3000m² then a setback from the front boundary of 8m is required. Of the 8m, 3.5m is to be landscaped area and no development is permitted within this landscaped area.
- Where a site adjoins the airport all buildings and structures are to be set back a minimum of 2m from the boundary of the airport. This 2m strip is to be landscaped area and no development is permitted within this landscaped area.



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OBSTACLE LIMITATION SURFACE PLAN
 Illawarra Regional Business Park For Delmo Albion Park Pty Ltd - 78 Tongarra Road, Albion Park

Figure 4. Plan of Riparian Buffer

6.2.2 Side and Rear Boundaries

- Where a site adjoins land zoned Environmental Management there is to be a setback for all buildings and structures of 2m from the zone boundary.
- All other buildings are to be setback from the side and rear boundaries to comply with the Building Code of Australia.
- All rear boundaries of sites to have 2m landscaping strip along boundary.

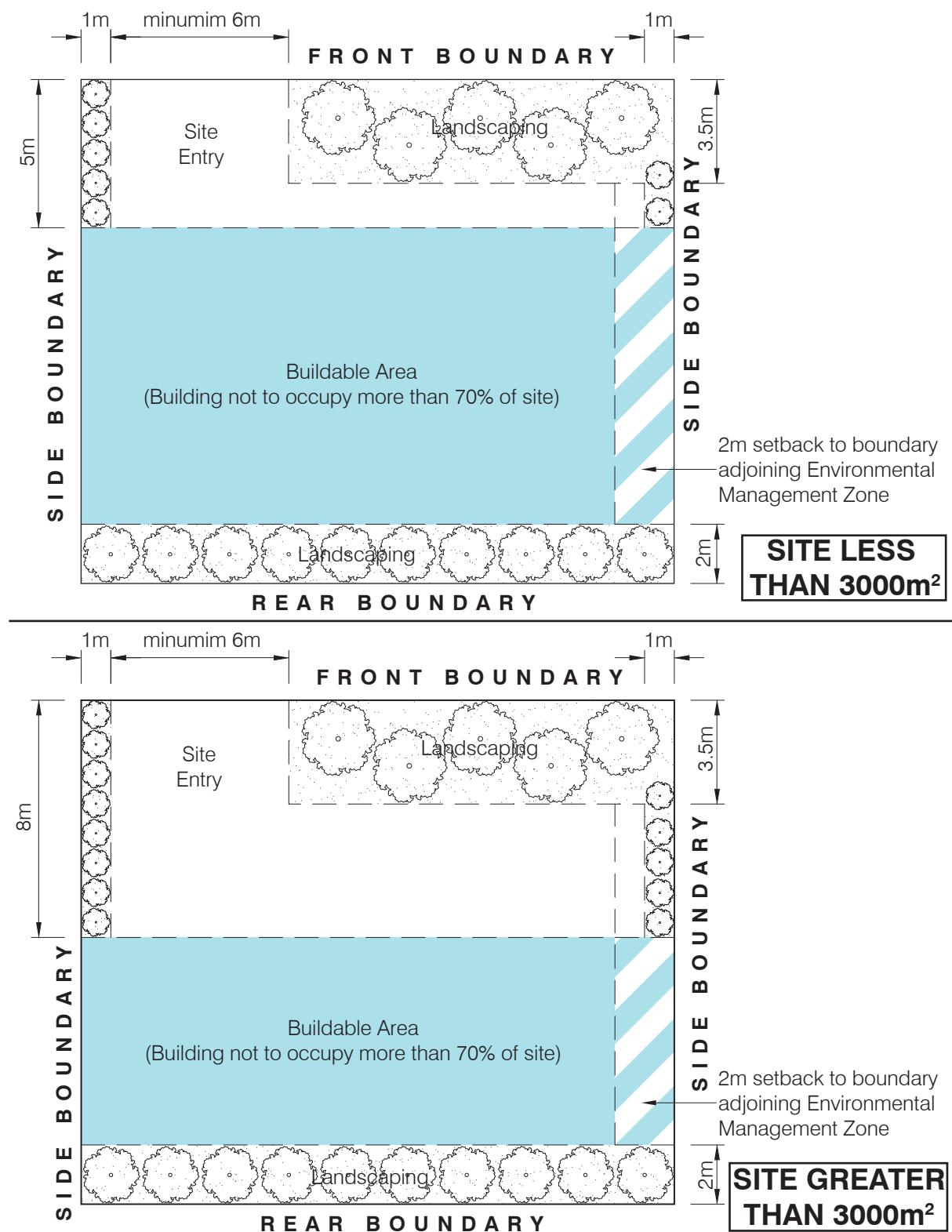


Figure 4. Setback Diagrams

7.0 THE RIPARIAN BUFFER

7.1 Objectives

The objective of the riparian buffer is to protect the wetland areas adjacent to the site

7.2 Controls

- There are to be no buildings in the buffer area
- Any works in the area are to be for flood mitigation or vegetation rehabilitation purposes only
- The provisions of the Vegetation Management Plan, dated April 2007 and prepared by Whelans Insites where relevant are to be implemented in development within the Business Park.

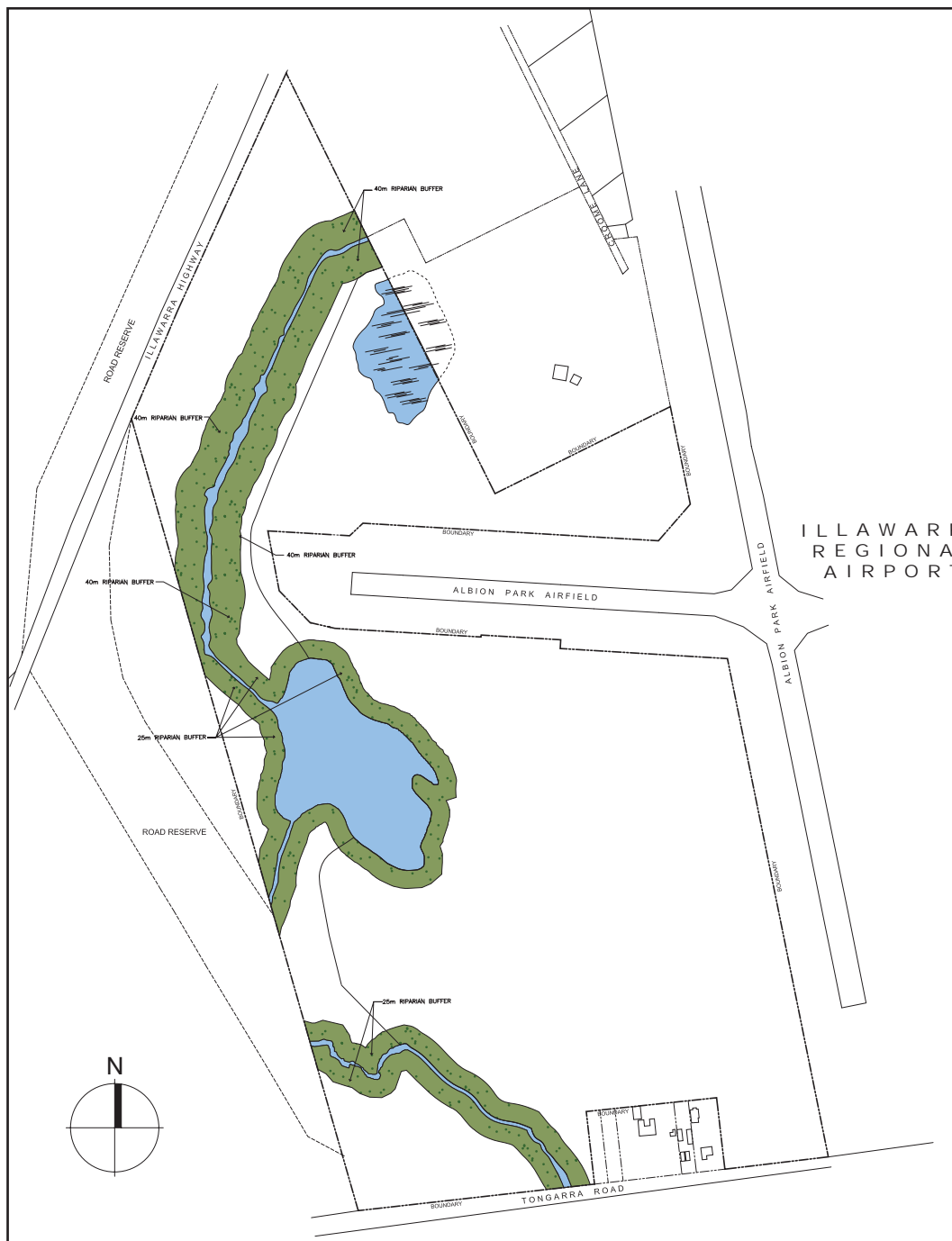


Figure 5. Plan of Riparian Buffer

8.0 LANDSCAPING

8.1 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.

8.2 Guidelines

- All landscaping is to comply with the provisions in the Illawarra Regional Business Park Landscape Management Plan (IRBPLMP), dated April 2007 and prepared by James Pfeiffer, Landscape Architect.
- 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
- A landscape bond may be required before the release of a Construction Certificate to ensure that maintenance of the landscaping is undertaken for 6 months after its establishment
- 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 2 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 at the Environmental Management Zone at least 2 metres.
- A landscaped area of 3 metres is to be provided around Ravensthorpe, adjacent to the Business Park. If a building on sites adjacent to Ravensthorpe exceeds 7m, then appropriate plantings in this area will be required. Any buildings are to be designed to minimise the detracting of the view to and from this property.

9.0 BUILDING DESIGN

9.1 Objectives

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

- 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 contribute to a cohesive streetscape
- Buildings are to be of a high architectural standard
- Buildings are to be 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

9.2 Guidelines

- Buildings are to address the street
- Roof forms are to be generally flat although angles may be permitted at the frontage the building where office uses are included
- Buildings are to be functional and design is to reflect the commercial nature of 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 6. Examples of Good Design

10.0 MATERIALS AND COLOURS

10.1 Objectives

The objectives in relation to materials and colours are:

- To ensure that the elements of 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 enable 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 operations of the adjacent airport

10.2 Guidelines

- Large expanses of walls are to be modified by the use of varying materials, colours and landscaped setbacks. No façade is to be longer than 25m without changes in colour, materials or setbacks

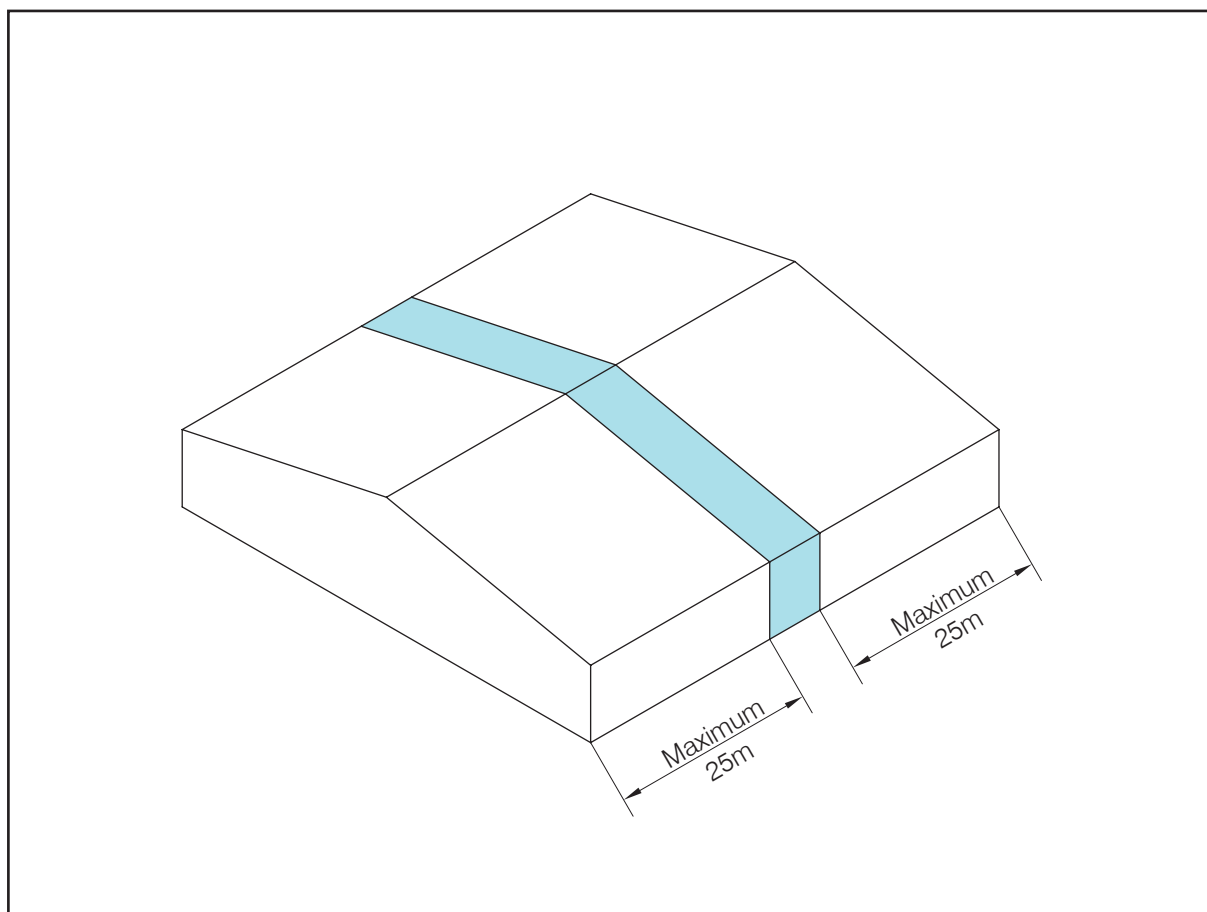


Figure 7. Material and Colour Variations to facades

- Primary colours to be used are as follows:

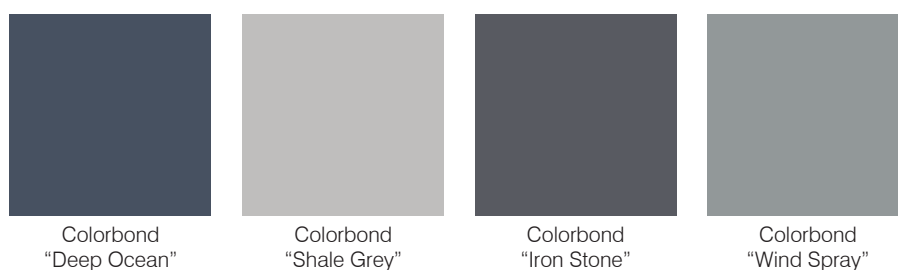


Figure 8. Colour Samples

- Materials to be used are as follows:

Metal
Colorbond
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.

11.0 LIGHTING

11.1 Objectives

The objectives for the provision of lighting in the Business Park are:

- To provide a coordinated street and other lighting of public areas in the park
- To ensure there are no adverse impacts on the operation of the airport from the lighting installed and used in the Business Park

11.2 Guidelines

- All lighting is to comply with the operational requirements of the Illawarra Regional Airport Guidelines
- The use of flood lighting will not be permitted
- Lighting plans for sites are to be submitted with development applications

12.0 FENCING

12.1 Objectives

The objective in relation to fencing is to:

- Ensure that fences are sympathetic to the design of the buildings and do not dominate the streetscape
- Provide security for the individual sites
- Provide security for the airport

12.2 Guidelines

- Fencing is only to be erected along front boundaries in areas where there is no building frontage
- Fencing is to be provided along the entire boundary with the airport too match the existing fencing around the airport
- Fences are to be galvanised steel or aluminium tube construction and have the following dimensions and style
- Where possible landscaping should soften the visual impact of boundary fences
- Open activities are to be screened and fenced

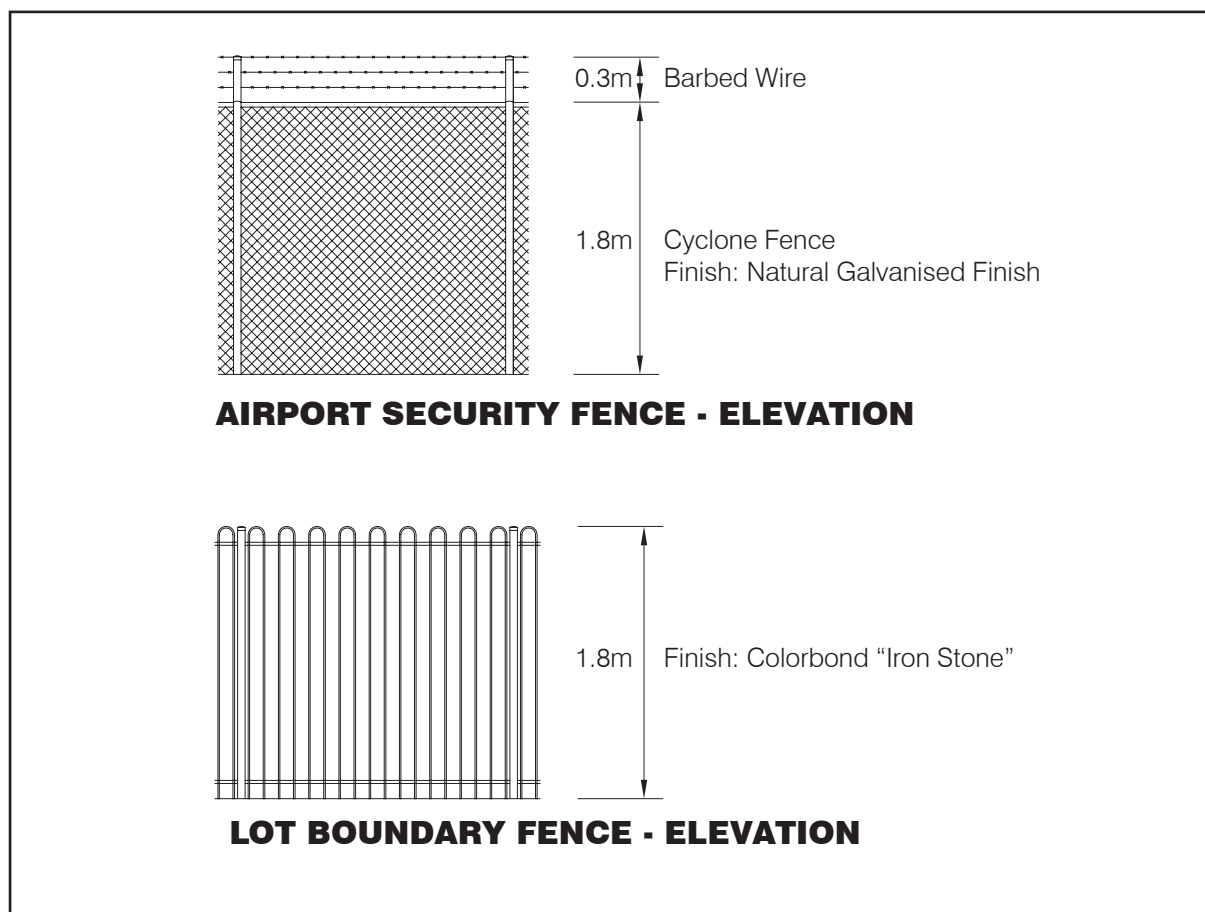


Figure 9. Fencing Diagram

13.0 PARKING AND ACCESS

13.1 Objectives

The objectives for the provision of parking in the Business Park are:

- To ensure that adequate on site parking is provided which is easily accessible and adequately identified
- To provide for access to the parking areas and adequate manoeuvring areas within the parking areas
- To ensure that parking areas are landscaped and well laid out and marked

13.2 Controls

13.2.1 Location and Design of Parking Spaces

- Parking areas should be easily accessible and adequately identified
- The design of car parking areas are to comply with Shellharbour Car Parking Policy Development & Control Plan.

13.2.2 Parking Spaces

Minimum parking requirements are as follows:

- Industrial stand alone buildings 1 space per 2 employees or 1 space per 70m² of gross floor area
- Industrial units 3 spaces per unit
- Warehouse/bulk stores 3 spaces per 1000m² of site area
- Bulky goods 1 space per 50m² of display area and 1 space per 2 employees

- Shops/food outlets 1 space per 20m² of gross leasable floor area and 1 space per 2 employees
- Restaurant 1 space per 4m² of customer area and 1 space per 2 employees
- Disabled parking for users and visitors is to be provided in accordance with the BCA

Where development is proposed which is not identified above the applicant should consult the Shellharbour Council Car Parking Policy Development Control Plan. A Traffic Study may be required to justify parking provisions where they do not comply with the above requirements.

13.3.3 Access

- Access driveways are to have a minimum width of 6 metres across the full width of the footpath crossing, and have a perpendicular alignment to the street.
- Access driveways are to be located so as to provide maximum sight distances

13.3.4 Gates

- All driveway gates are to be of the sliding type

14.0 MANOEUVRING AREAS

14.1 Objectives

The objective is to provide for the free flow of traffic on the Business Park site and on individual sites within the Park

14.2 Guidelines

- Access aisles adjacent to car parking areas are to be a minimum of 6.2m in width, but generally to Australian Standards
- Garbage trucks, delivery vehicles and large single unit trucks are to be able to manoeuvre on-site so as to enter and exit the site in a forward direction.
- All sites in excess of 2000m² are to provide parking on site for 1 truck 8.8m long
- All car parking and manoeuvring areas are to be paved, drained and line marked
- Allow for forward entry/exit from sites of trucks for sites to 3000m² and above.

15.0 ESD PRINCIPLES

15.1 Objectives

The objectives in relation to sustainability are to:

- Ensure that the principles of ecological sustainable development are adopted for all development proposals

15.2 Guidelines

The following matters are to be considered in the preparation of applications for development in the Illawarra Regional Business Park:

- Illawarra Business Park ESD Opportunities Report 4th May 2007
- The provisions of the BCA in relation to energy conservation are to be complied with
- The use of low energy appliances consideration of energy costs and the use of energy saving strategies
- Energy considerations in material selection
- The comfort and health of building occupants

- On site waste management
- Energy conservation and efficient construction methods
- The principles of water saving urban design
- All the applications for the development of buildings within the Business Park are to be accompanied by a statement setting out compliance measures to implement the ESD Principles.

16.0 SITE SAFETY

16.1 Objective

The objective is to implement the principles of safe design in development proposals for the Business Park

16.2 Guidelines

- Development is to implement the Safer by Design Principles of surveillance, access control, territorial reinforcement and space management
- A Safer by Design Evaluation which details implementation of the above principles is to accompany each application for the construction of new buildings within the Business Park

17.0 SIGNAGE

17.1 Objectives

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

- Provide a coordinated system of signage for public areas
- Ensure there is no visual pollution from signage within the Park
- Ensure there are no adverse impacts on surrounding land uses from the signage within the Park

17.2 Controls

- No signs are to be higher than 9m above the ground
- No sign is to exceed 20m² 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
- The visual appearance of signs from the Illawarra Highway, 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

The following are examples of sign types and designs for the Business Park:

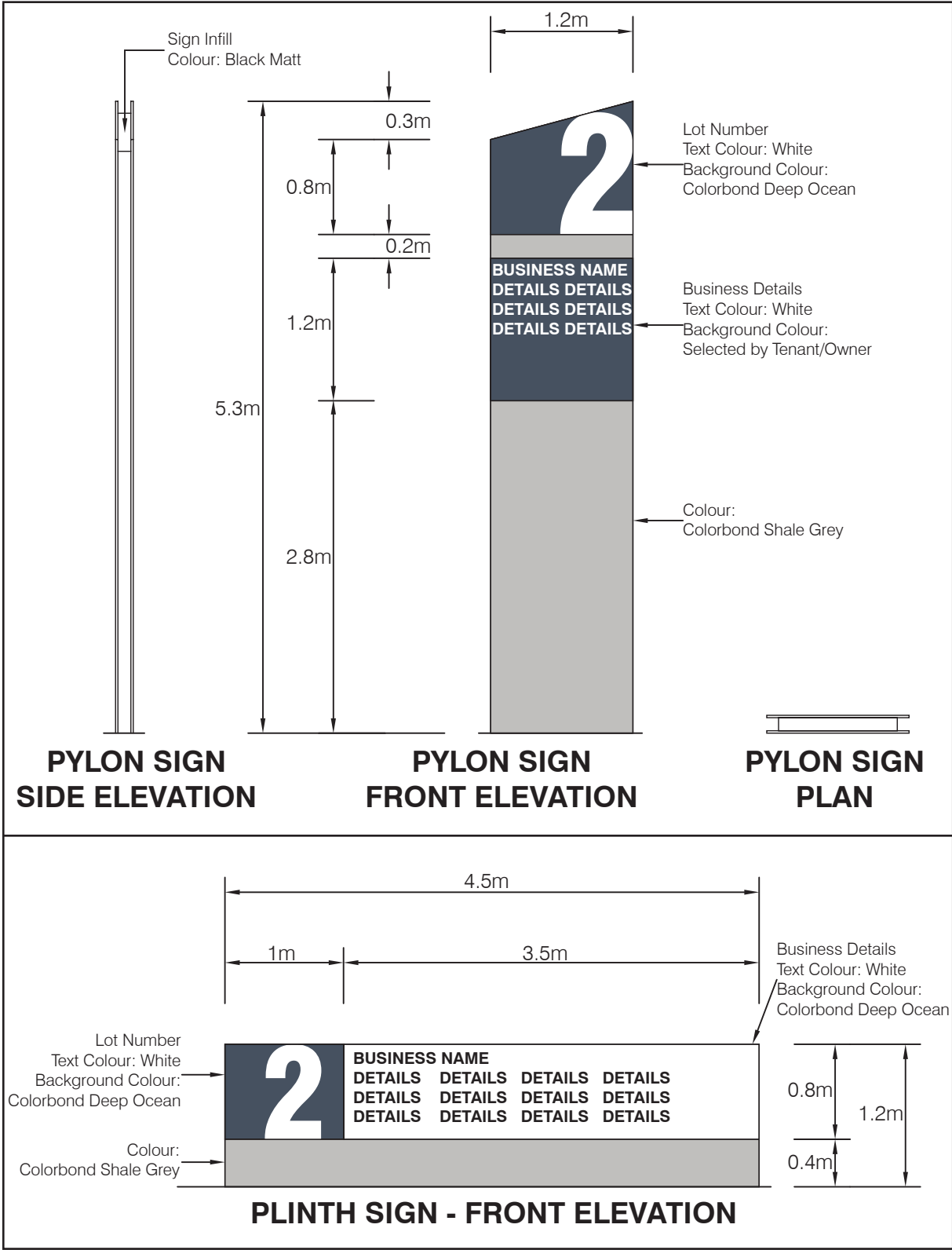


Figure 10. Signage Diagram

(iv) the domestic waste and recycling facilities including container capacities and storage locations suitable for the proposed development.

(v) 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

(vi) access for on-site movement and collection of waste

(vii) Provision of any communal areas for waste disposal

20.5 Hours of Operation

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

20.6 Noise

- All buildings are to comply with AS2021 regarding interior noise levels.

21.0 S94 Matters

- The relevant contribution notes as set out in Shellharbour Council S94 Plan, dated 14th September 2006, are to be applied to any development proposal within the Business Park.