

Development Controls and Guidelines for Design

Northbank Enterprise Hub

1. INTRODUCTION

The purpose of this plan is to provide detailed guidelines for developers of industrial developments and buildings within the Northbank Enterprise Hub Industrial Subdivision. The Plan outlines the policies for the assessment of such development and details the likely requirements which may be imposed.

Wherever possible, development proposals should aim to achieve the specified objectives of this plan through compliance with the specific Development Controls. While the intent of this Plan is fixed the guidelines should be considered flexible development standards rather than absolute requirements.

2. OBJECTIVES

The objectives of this Plan are:

- To outline the requirements for Industrial Development within the Northbank Enterprise Hub;
- To encourage innovative and imaginative design which is both functional and aesthetically pleasing;
- To allow for a wide range of industrial activities and opportunities for business requiring a range of floor areas to be located within the Port Stephens LGA;
- To achieve the highest possible standard of visual and environmental quality, over the whole of a project site, by way of landscaping which is complementary to buildings and other site works;
- To minimise the impact of industrial development, visual or otherwise through careful site planning and ensure that adequate environmental safeguards are implemented; and
- To ensure that development proposed in close proximity to Tomago House and Chapel respects the important heritage value of these items.

3. APPLICATION OF THIS PLAN

This plan applies to all the land contained within the Northbank Enterprise Hub as identified in Appendix A, Northbank Enterprise Hub.

4. DEVELOPMENT GUIDELINES

New development of vacant sites or large scale extensions and/or redevelopment proposals will generally be required to comply with all aspects of this DCP. Applications for minor extensions or alterations to existing premises, will be considered on merit to achieve the most satisfactory and functional form of development in line with this plan.

4.1 SITE ANALYSIS

Development proposals need to illustrate that design decisions are based on careful analysis of the site conditions and the relationship of the site to the street, to open space and to surrounding development.

DEVELOPMENT CONTROLS

- A development application must include a comprehensive site analysis plan and a street elevation that clearly shows the proposed development and its neighbouring buildings.
- A development application must clearly state how the design of the proposed development has responded to the Site Analysis.
- For large developments or visually prominent sites a development application must include photo montages that show key perspective views of the proposal from the street and nearby open space.

4.2 BOUNDARY SETBACKS

Building setbacks are required to ensure that adequate area is available at the front of buildings to accommodate satisfactory landscaping, access, parking and manoeuvring of vehicles, and to reduce the visual impact of industrial development on the streetscape.

DEVELOPMENT CONTROLS

- 4.2.1** Built forms must be designed in accordance with Figure 1 'An Example of Acceptable Industrial Development' and have adequate side and rear setbacks, and good articulation of facades.
- 4.2.2** Buildings must be setback a minimum of 6m from the front property boundary.
- 4.2.3** All side setbacks will be in accordance with the provisions of the BCA.
- 4.2.4** Single storey offices and display rooms may be built within the front setback area if adequate sightlines are maintained for pedestrian and vehicle movement and development complies with the streetscape controls.
- 4.2.5** Building must be setback a minimum of 1.5m from the boundary of any drainage reserve or drainage easement.

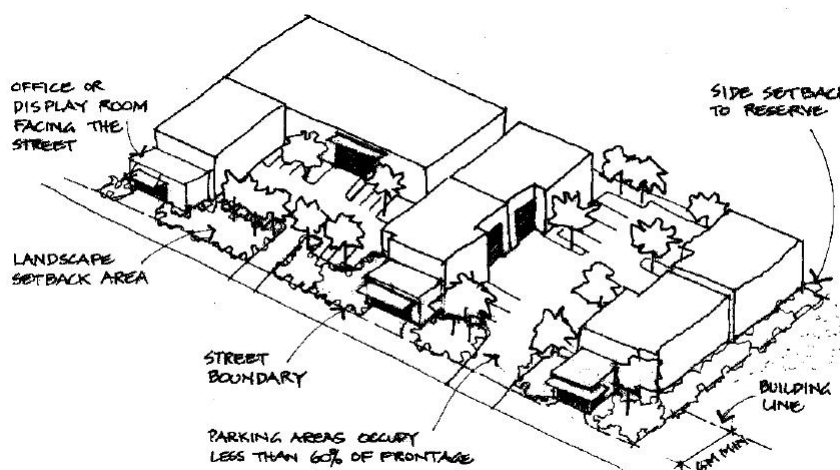


Figure 1. Acceptable building form and site layout for industrial development.

Source: Port Stephens Council DCP B5 Industrial development.

4.2.6 For corner sites, the following setbacks are to be generally observed:

- Primary street frontage minimum 6 metres except where clause 4.2.4 above applies
- Secondary street frontage to an industrial building and office component may be constructed with a minimum setback of 3 metres providing that the entire setback is appropriately landscaped.

4.3 ACTIVATION OF TOMAGO ROAD

This clause applies to all allotments that have frontage to Tomago Road.

PRINCIPLES

- In order to create and maintain an attractive industrial development, all allotments that have a frontage to Tomago Road are required to contribute towards the activation of Tomago Road.

DEVELOPMENT CONTROLS

The following Tomago Road activation measures shall be observed by new development:

- 4.3.1** Development shall be set back 10 metres from the Tomago Road frontage. The first 5 metres must be landscaped. The 5 metre wide vegetation buffer is to be provided and maintained along the Tomago Road frontage at the developer's expense. The vegetation buffer should be:
- Comprised of plant species of a moderate height that 'filter' as opposed to 'hide' the views into and out of the Northbank Enterprise Hub; and

- Comprised of low maintenance vegetation.

4.3.2 Vehicular access shall be provided from the rear of the allotment where it is generally not visible from Tomago Road.

4.3.3 Carparking areas are to be located behind buildings so they are generally not visible from Tomago Road.

4.3.4 Security fencing shall be provided behind the vegetation buffer.

4.4 STREET CHARACTER

PRINCIPLES

- Industrial development should face the street and provide clearly recognisable entries.
- Site planning and landscape plantings should minimise the visual impact of buildings and carparking areas.

DEVELOPMENT CONTROLS

4.4.1 Entries to offices or display rooms must face onto the street, be protected by a small awning and identified by business signage.

4.4.2 Buildings must face the street with clear entry points.

4.4.3 Parking and driveway areas must not occupy more than 60% of site frontage.

4.4.4 Development must provide generous scale landscape planting sufficient to screen carparks and service areas from the street and reduce the visual impact of buildings.

4.5 SITE COVERAGE

PRINCIPLES

- This plan includes controls for height, setbacks and maximum permissible floor space ratio (FSR), which determine the building envelope and hence the building bulk and scale.
- The gross floor area of a development must be contained within the building envelope created by the maximum permissible height, and the controls for front side and rear setbacks.
- If a site is subject to any constraint the building envelope controls may not allow the maximum permissible floor space ratio on a particular site.

DEVELOPMENT CONTROLS

- 4.5.1** The maximum ratio of the gross floor area of the building to the area of the site must be 1:1 in areas zoned IN1 General Industrial. Additional Floor Space Ratio may be considered where it can be demonstrated that a proposal will not have significant adverse visual impact and where landscaping objectives are maintained.

4.6 BUILDING HEIGHT

PRINCIPLES

- Development should achieve a scale and height in keeping with the existing and desired future character of the area.

DEVELOPMENT CONTROLS

- 4.6.1** Development must not exceed 15 metres in height except where it is clearly demonstrated that a higher building is required to accommodate the proposed industrial use. Any such application will be required to be accompanied by a height analysis assessment.

4.7 BUILDING DESIGN ELEMENTS

Building design elements include façade articulation, window and door openings, shading elements, rooflines and materials and colours.

DEVELOPMENT CONTROLS

- 4.7.1** Weather protection awnings must be provided to all building entrances.
- 4.7.2** Buildings design must be sympathetic with the general profile and roofline of surrounding buildings.
- 4.7.3** External building colours and materials must be sympathetic to the natural environment and the existing street context. Reflective surfaces and fluorescent colours are not acceptable for buildings or signage.
- 4.7.4** Building design must ensure access to sunlight for open spaces within and around buildings.

4.8 VEHICLE ACCESS AND PARKING

PRINCIPLES

- Development should provide on-grade parking with landscape screening and shade tree planting or development should provide basement parking.

- Development should avoid large paved areas for parking without adequate landscape screen and shade planting.
- Development should avoid exposed parking under buildings, parking within the building line setback or immediately behind the front boundary.

DEVELOPMENT CONTROLS

- 4.8.1** Applications must include dimensioned plans and details of proposed vehicular access and circulation. Details must specifically relate to on-site vehicular movement and turning circles. Turning templates should be provided for the largest vehicle proposed to access the site clearly showing how it will enter and leave the site in a forward direction. Site planning is to be such as to encourage and enable vehicles to move in a forward direction at all times.
- 4.8.2** Adequate vehicular entrances and exits to the site are to be provided and are to be designed to ensure safety for pedestrians and people in vehicles using the site and adjacent roadways. In some cases, a combined ingress and egress may be permitted.
- 4.8.3** All developments shall be designed and operated so as to comply with AS 2890.1-2004 "Parking Facilities – off street vehicular parking", AS2890.2 – 2002 "Parking Facilities – Commercial vehicle facilities", Council's Engineering Specifications and/or RTA guidelines as appropriate.
- 4.8.4** Driveway crossovers are to be in locations and at levels which are both safe and convenient, in accordance with Council and RTA requirements. At each entrance/exit, full width splayed heavy duty vehicular crossings are to be provided. These works, together with full reinstatement of the road shoulder adjoining newly constructed crossovers, are to be constructed to Council's Engineering Specifications.
- 4.8.5** Internal road works are to be designed and constructed in accordance with Council's Engineering Specifications.
- 4.8.6** All parking shall be provided off-street and shall be appropriately line marked and drained. The number of parking spaces shall be in accordance with the car parking requirements of Councils adopted Carparking Code.
- 4.8.7** Parking spaces should be located behind the building line setback and a minimum of 6m from the front boundary line.

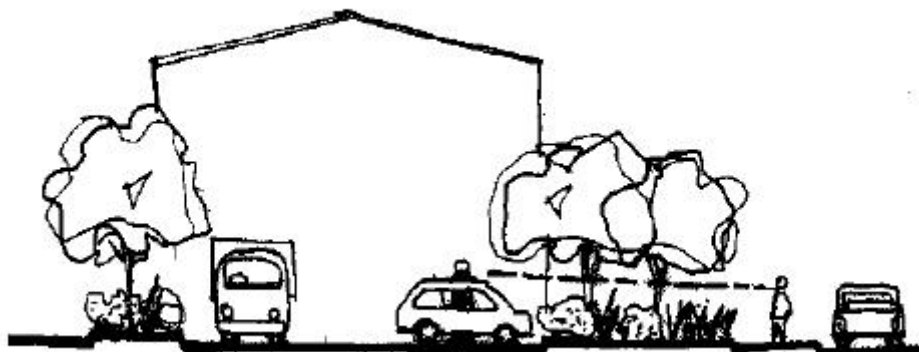


Figure 2. Landscape planting in carparks to provide shade and to maximise visibility.
Source: Port Stephens Council DCP B5 Industrial development.

4.9 HERITAGE

PRINCIPLES

- Development within the identified heritage curtilage area of Tomago House and Tomago Chapel shall be sympathetic and appropriate development to maintain the heritage value of Tomago House and Chapel lands.
- The heritage curtilage area is identified within Appendix B of this document.

DEVELOPMENT CONTROLS

- 4.9.1** Development applications on land within the identified heritage curtilage area with potential to affect the sustainable heritage value of Tomago House and Tomago Chapel shall be accompanied by a Statement of Heritage Impact prepared by a suitably qualified heritage consultant.

4.10 LANDSCAPING

PRINCIPLES

- Landscape design should enhance the setting of buildings, provide for privacy, shelter and shade, and prevent land degradation. Landscaping is an important part of any industrial development as it provides visual relief.
- Landscape design and site planning should retain and protect significant site trees, natural features and flora and fauna habitat.
- Tree and landscape planting should be of a scale and extent that reflects the scale of proposed buildings and pavement areas.

- Landscape design and plant selection should ensure low maintenance requirements and low water demand.
- Plant selection should be predominantly local indigenous plant species or exotic species if these are found in local traditional plantings.

DEVELOPMENT CONTROLS

- 4.10.1** Landscape planting must cover a minimum of 10% of the site area. Planting of less than 1.5 metres in width will not be included in the total land area.
- 4.10.2** A minimum of 50% of the front setback area of any development must be utilised for landscaping.
- 4.10.3** Landscape design must retain and protect significant site trees.
- 4.10.4** Planting design should ensure low maintenance requirements and low water demand.
- 4.10.5** Landscape planting design must be integral to the carpark design. Landscape works must provide adequate screening from the street, adequate shading to pavement areas and good pedestrian sightlines, through a combination of low plantings up to 900mm high and broad canopy clean-stemmed trees.
- 4.10.6** Landscape design must provide for low maintenance and low water demand including appropriate plant selection, heavy mulching and drip or trickle type irrigation.
- 4.10.7** Predominantly local indigenous species must be used on sites that are located close to natural bushland and conservation or environmental protection areas.
- 4.10.8** A comprehensive Landscape Plan prepared by a qualified Landscape Designer or Landscape Architect must be submitted with the Development Application.
- 4.10.9** Landscaping must be installed and maintained for the life of the development by the property owner.

4.11 FLOODING, DRAINAGE, WATER QUALITY, EROSION & SEDIMENT CONTROL

PRINCIPLES

- New development should not be subjected to undue flood risk, nor exacerbate the potential for flood damage or hazard to existing development and to the public domain.
- Manage stormwater to minimise flooding, minimise the entry of pollutants into stormwater and reduce the effects of stormwater pollution on receiving waters.

- Only rainwater is to be directed to the stormwater system. The management of stormwater within the site should maximise opportunities to *'hold and use the rain where it falls'*.
- Where possible provide an integrated approach to water cycle management through the use of water sensitive urban design principles to address water conservation, efficiency, stormwater management, drainage and flooding in a coordinated manner.
- A suitably qualified engineer with experience in flooding, stormwater, drainage and WSUD is to assess the site requirements for the proposed development, and prepare the required site stormwater, drainage and WSUD plans in accordance with the provisions of this DCP using best practice sustainable water management techniques.

DEVELOPMENT CONTROLS

Flooding

- 4.11.1 The floor level of commercial and industrial developments is to be above the 1% AEP flood level.
- 4.11.2 Flood compatible materials are to be used to construct any part of a building or structure (including plant and equipment) lower than the 1% AEP flood level.
- 4.11.3 Above ground car parks are to be provided above the 1% AEP flood level.
- 4.11.4 All vents and openings, and entry/exit to an underground/basement garage or car park with more than 2 car spaces, are to be a minimum of 500 mm above the 1% AEP flood level.
- 4.11.5 In addition to the main entry/exit in basement car parks there shall be a secondary exit (such as a stairwell), which allows vertical exit to a freely accessible and sheltered area 500 mm above the 1% AEP flood level.

Drainage

- 4.11.6 A suitably qualified engineer with experience in drainage design is to assess the site drainage requirements for the proposed development, and prepare a local drainage management plan and the drainage design in accordance with the provisions of this DCP.
- 4.11.7 A local drainage management plan is required to address:
 - (a) the hydrology of the locality and its relationship to the drainage system;
 - (b) how post-development runoff from impermeable surfaces (such as roofs, driveways and paved areas) is to be managed by stormwater source measures that contain frequent low-magnitude flows, enable infiltration, remove some pollutants prior to

discharge into receiving waters, prevent nuisance flows from affecting adjacent properties, and enable appropriate use of rainwater and stormwater;

- (c) the role of the principal landscape components and open space areas on the site for water conservation, infiltration, flow conveyance, water quality and on-site detention where applicable;
- (d) the scope of on-site detention and retention where applicable, including the collection of water for re-use;
- (e) how any detrimental impacts on the existing natural hydrology and water quality are proposed to be minimised; and
- (f) how pedestrian safety is to be ensured.

4.11.8 Local drainage systems, which include all gutters, pipes, culverts, open channels, natural creeks and other stormwater infrastructure draining flows generated within the site, are to be designed to convey all local catchment flows up to the 5% AEP event. This may either be connected to stormwater treatment measures and/or the major drainage system and minor trunk drainage system.

4.11.9 Minor trunk drainage, which conveys flows from the catchment upstream and from local drainage system connections, is to be designed to convey flows up to and including the 5% AEP event.

4.11.10 A major drainage system that includes overland drainage routes such as roads and open space or recreational areas, is required to convey overland flows up to the 1% AEP event, for flows that are generated both from the site and from the upstream catchment.

4.11.11 The development proposal is to show how the major drainage system is designed to address any site specific conditions, and how it connects to the downstream drainage system.

4.11.12 All drainage systems are to be designed in a manner ensuring that personal safety and the integrity of property is not compromised.

4.11.13 The discharge of minor local flows from the development site to the kerb is not permitted where a direct connection can be made to an existing or proposed stormwater system, unless it can be demonstrated that there is sufficient capacity within the existing gutter and the resulting velocity by depth product (m^2/s) remains below 0.4.

4.11.14 Where connection is proposed to the existing stormwater infrastructure, there must be minimal impact (less than 10%) on the discharge capacity of the infrastructure. The development proposal is to show the level of impact on the existing stormwater infrastructure as a result of the proposed new connection.

- 4.11.15 On-site stormwater detention (for controlling stormwater quantity) is not required for the development.

Additional Drainage Provisions for Certain Businesses

- 4.11.16 Development proposals for service stations, motor showrooms, vehicle repair stations and vehicle body repair workshops are to capture and hold all stormwater up to the 3 month ARI event within the site to reduce the risk of stormwater pollution caused by spilled contaminants. The critical storm duration for the property and the 24 hour duration storm should be analysed.
- 4.11.17 Stormwater and waste disposal generally is to be conducted in the manner and to the levels specified by the Office of Environment and Heritage.

Water Quality Management

- 4.11.18 Development must comply with the provisions of this DCP and recognise the aims of Port Stephens Council's Urban Stormwater and Rural Water Quality Management Plan.
- 4.11.19 A Stormwater Quality Assessment is to be prepared by a suitably qualified engineer with experience in WSUD and include:
- (a) modelling of pollutant loads with an industry standard water quality model;
 - (b) design of WSUD measures used to achieve the post-development pollutant load targets; and
 - (c) a management and maintenance plan for WSUD measures requiring maintenance and/or full replacement, including the likely recycling/disposal location of any wastes that may be generated.
- 4.11.20 Where filtration and bio-retention devices are proposed, they are to be designed to capture, filter and provide temporary storage for stormwater.
- 4.11.21 Where swales are proposed, they are to be incorporated into open space and/or road and footpath design in accordance with best practice sustainable water management techniques.

Erosion and Sediment Control

- 4.11.22 Erosion and sediment control measures for development works must be prepared in accordance with the Erosion and Sediment Control Regional Policy and Code of Practice for Managing Urban Stormwater – Soils and Construction (Landcom 2004).
- 4.11.23 Erosion and sediment control measures must be maintained at all times during the construction period.

4.12 SAFER BY DESIGN

DEVELOPMENT CONTROLS

- 4.12.1** Buildings should be designed with consideration given to Crime Prevention Through Environmental Design Principles. Details are required to be provided with the Development Application.

4.13 FENCING

DEVELOPMENT CONTROLS

Fences shall:

- 4.13.1** Be designed to complement the development and form an important security role taking into account safer by design principals.
- 4.13.2** Be a maximum height of not more 2.13 metres (7 feet).
- 4.13.3** Masonry fences are to be articulated and/or include infill panels of appropriate decorative materials. Solid masonry fences will not be supported.
- 4.13.4** Green or black plastic coated chain wire fencing may be erected behind the designated landscape area.
- 4.13.5** Galvanised chain wire, untreated metal and colourbond fencing will not be permitted as fencing in front of the building line.
- 4.13.6** Galvanised chain wire, untreated metal and colourbond fencing will not be permitted as fencing on the Tomago Road frontage of those lots containing frontage to Tomago Road.
- 4.13.7** All gates within the area covered by this plan must be located behind the designated landscape area and must not swing towards the roadway.

4.14 OPEN STORAGE AND WORK AREAS

DEVELOPMENT CONTROLS

Generally, open storage is not encouraged. Where such storage is proposed, Development Applications shall have regard to the following:

- 4.14.1** Where any materials or products are to be stored outside buildings, detail should be provided with the application. Council approval for such activity is required and any consent granted will be conditioned accordingly.
- 4.14.2** Open storage areas are to be effectively screened. Preferably such areas should be so located as to be out of sight from a public road.
- 4.14.3** In the case of applications which do not include buildings, screen walls and/or landscaping or other approved screen devices are to be erected in order to effectively prevent the use of the land being viewed from a public road or public place.

- 4.14.4** Screening devices are to be designed to harmonise with any existing or proposed landscaping. Landscaping should be used to break up large expanses of screen walls.
- 4.14.5** In the case of applications for consent to undertake the repair and/or wrecking of motor vehicles, the operation of junk yards, or recycling of metal and other waste materials, Council may impose special conditions on outdoor storage. In such cases, early consultation with Council (before applications are lodged) is recommended.

APPENDIX A – NORTHBANK ENTERPRISE HUB

