



# Thrumster Business Park Design Guidelines

2025 Edition – supersedes version 2021

## **Disclaimer**

It is the responsibility of the owner, designer, or builder to ensure that all plans meet legal and regulatory requirements. All designs must comply with local council regulations and building codes.

This Design Guideline has been prepared by Thrumster Business Park and should be referenced for design of buildings within the estate.

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# Summary



## Welcome to Thrumster Business Park

Thrumster Business Park is Port Macquarie's first master-planned, eco-friendly business precinct. Set among lush bushland and emerging residential communities, it's designed to support a thriving business environment while offering lifestyle-enhancing features like walkable streets, green spaces, and modern infrastructure. This is where enterprise meets amenity.

### Vision

To establish a dynamic employment hub that promotes sustainable growth, design innovation, and long-term investment confidence. The Business Park is purpose-built for forward-thinking businesses, blending practical infrastructure with natural surroundings, ensuring a place where people not only work—but thrive.

## Design Guidelines

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 Estate.

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 ensure all buildings are constructed in a manner consistent with the overall estate vision
- 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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**Articulation & Modulation:** Large blank walls are discouraged. Use varied materials, structural modulation, recessed panels, or architectural screening to avoid monotony.

**Entrances & Access:** Pedestrian entrances must be clearly defined and visually welcoming, using canopies, feature doors, or integrated signage.

**Rooflines & Services:** Rooftop elements such as mechanical units or antennas must be screened and integrated into the design. Large overhangs and angled rooflines are encouraged for visual interest and energy efficiency.

**External Fixtures:** Plumbing, vents, and cabling must be concealed or neatly integrated into the building fabric. External storage and plant areas must be screened from view.

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## **Street Setbacks & Site Layout**

Primary Street Setback: 7.6 metres  
Secondary Frontage Setback: 3.0 metres

All lots have front-of-site service connections, creating the potential for zero setbacks to side and rear boundaries where permitted, maximising building area and functionality.

## **Signage & Advertising**

**Integrated Design:** Signage should form a cohesive part of the building façade, aligning in scale, colour, and materials.

**One Primary Sign Per Occupancy:** Limit signage to a single, well-placed wall sign per business.

**Multi-Tenancy Sites:** Use a centralised monument or directory sign, positioned near the main entrance and unified in style.

**Directional Signage:** Clearly mark vehicle entries, visitor parking, deliveries, and main office entries with consistent, professional graphics.



## Landscaping & Fencing

Planting Strategy: Use native and subtropical species in clusters for visual unity. Tree species should reach a minimum height of 5 metres, with smooth bark and an overhead canopy.

Carpark Landscaping: Include at least one tree for every six bays where carparking is forward-facing or exposed to streets.

Fencing Standards:

- Front boundaries: black-coated cyclone or Diplomat® fencing, maximum 3.0 metres in height.
- Side/rear boundaries: black-coated cyclone or Diplomat® fencing.
- Barbed or razor wire and colourbond fencing is not permitted.

## Access & Parking

Vehicle Parking:

- On-site visitor and staff parking must be provided and clearly signed.
- Parking areas are to be kept free from external storage.

Bicycle Facilities: All developments must provide secure, weather-protected bicycle storage.

Forward Entry & Exit: Site design should enable vehicles to enter and leave in a forward direction wherever possible.

## Sustainability & Energy Efficiency

Solar Power: Installation of solar panels is mandatory on all new buildings.

Energy-Efficient Design: Building orientation, shading, and façade treatments should optimise natural light and passive cooling.

Lighting: All lighting should be energy-efficient (LED or solar-powered) and contribute to night-time safety without excessive glare.

Water Recycling: Where practical, incorporate recycled water systems for irrigation and amenities.

## **Waste Management & External Storage**

**Screening:** All external storage and waste areas must be screened from public view with fencing at least 2.5 metres high.

**Location:** No waste collection, storage bins, or equipment may be placed in front of the building line.

**Recycling & Waste Minimisation:** Developments must include waste management plans that prioritise recycling and long-term efficiency.

## **Building Heights & Density**

**Height Limits:** The estate is not subject to a prescribed height limit under the Local Environmental Plan. However, all buildings must comply with the Obstacle Limitation Surface (OLS) constraints of Port Macquarie Regional Airport.

**Bulk & Scale:** Buildings should be designed to avoid excessive massing. Use step-backs, roof variation, and modulation to reduce visual impact from the street.

**Floor Space Ratio:** There is no minimum or maximum FSR, offering flexibility for business owners to maximise site utility. All proposals must accommodate appropriate onsite carparking and landscaping.

## **Services & Compliance**

**Utilities:**

- Underground water and sewer
- NBN connectivity
- Underground electrical supply
- Recycled water network (not yet in commissioned)

All service connections are positioned at the front of lots, enabling full use of side and rear setbacks subject to Council approval.

**Bushfire Considerations:** Building designs must incorporate appropriate bushfire protection measures.