

WALLGROVE BUSINESS HUB CECIL PARK URBAN DESIGN GUIDELINES

REV 5 - JUNE 2025



nettletontribe



Figure 1: Location Plan



INTRODUCTION

The Wallgrove Business Hub is located on Wallgrove Road, paralleled to the Westlink M7.

It comprises a discrete parcel of land which sits on the edge of the broader Parklands. The site is also located approximately 500m from Elizabeth Drive and the proposed M12 freeway intersections, providing it with great access to the main road network.

Objectives

The key objectives of these design guidelines are:

- to provide an urban design framework that guides the development of the land for the purpose of employment generating development
- to provide environmentally attractive and sustainable industrial business hub
- to ensure high quality built form in a parkland setting
- to preserve bushland corridor



Figure 2: Locality Plan



Figure 3: Vehicle Access & Circulation

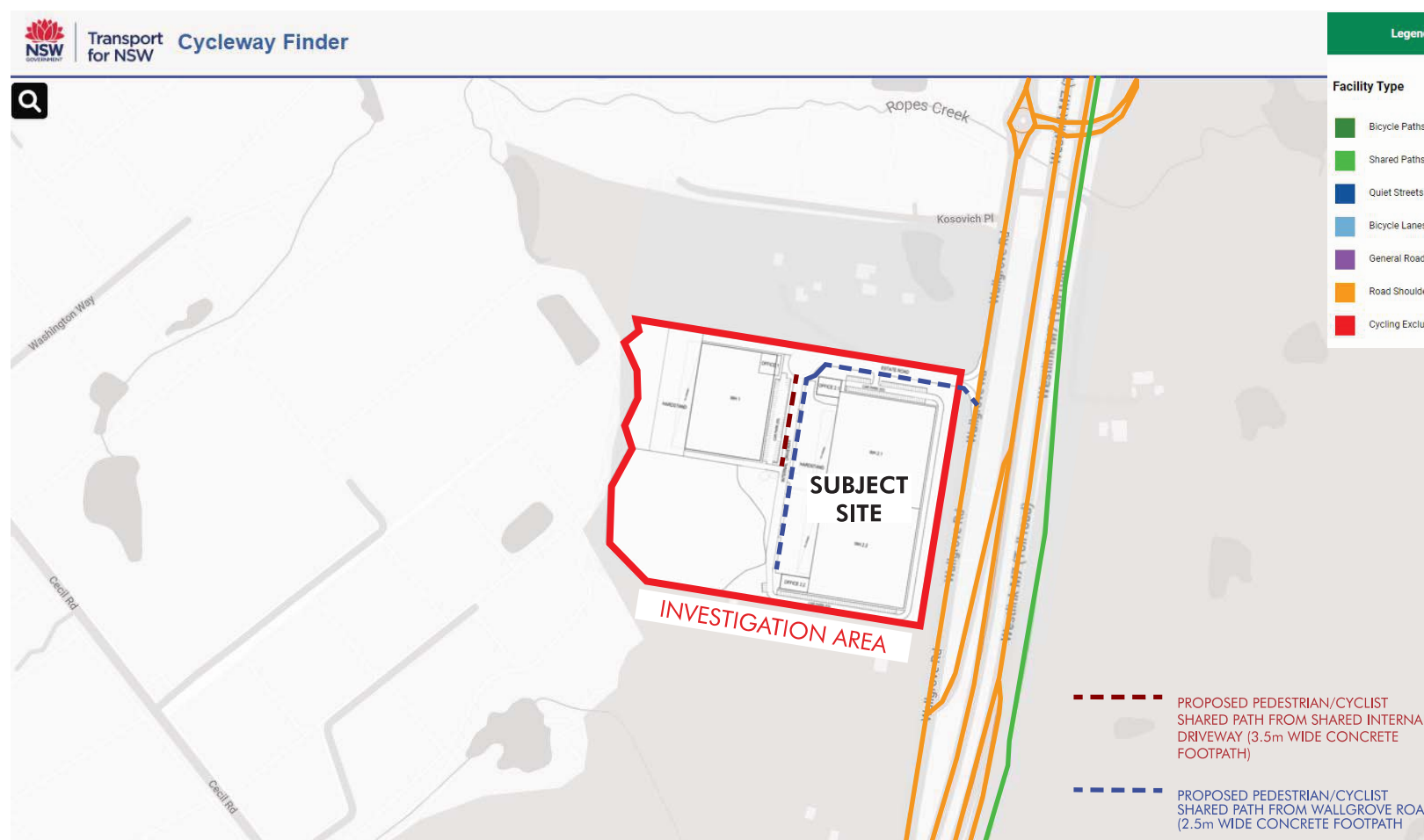


Figure 4: Pedestrian / Cyclist Access & Circulation (background source: Cycleway Finder - NSW Transport - RMS)

URBAN DESIGN PRINCIPLES

The following design principals provide the foundation for the urban structure and development of the business hub

Land Use

The business hub will offer flexible business premises suitable for future industrial and light industrial users

Vehicle Access & Circulation

- Provide a well defined entry to the business hub via Wallgrove Road of which does not impede on traffic flow or pedestrian amenity (figure 3):
 - Primary access - main traffic connection from North and South Wallgrove Road
 - Access to the site is permitted via a slip lane used to navigate to/from Wallgrove Road (left in left out entry/exit).
- The traffic circulation for the business hub include the following elements as illustrated in Figure 3:
 - An internal access road comprising 13m wide carriageway for its full length to enable two travel lanes
 - Round-a-bout access point via Estate Road to facilitate main traffic movement

Pedestrian Access & Circulation

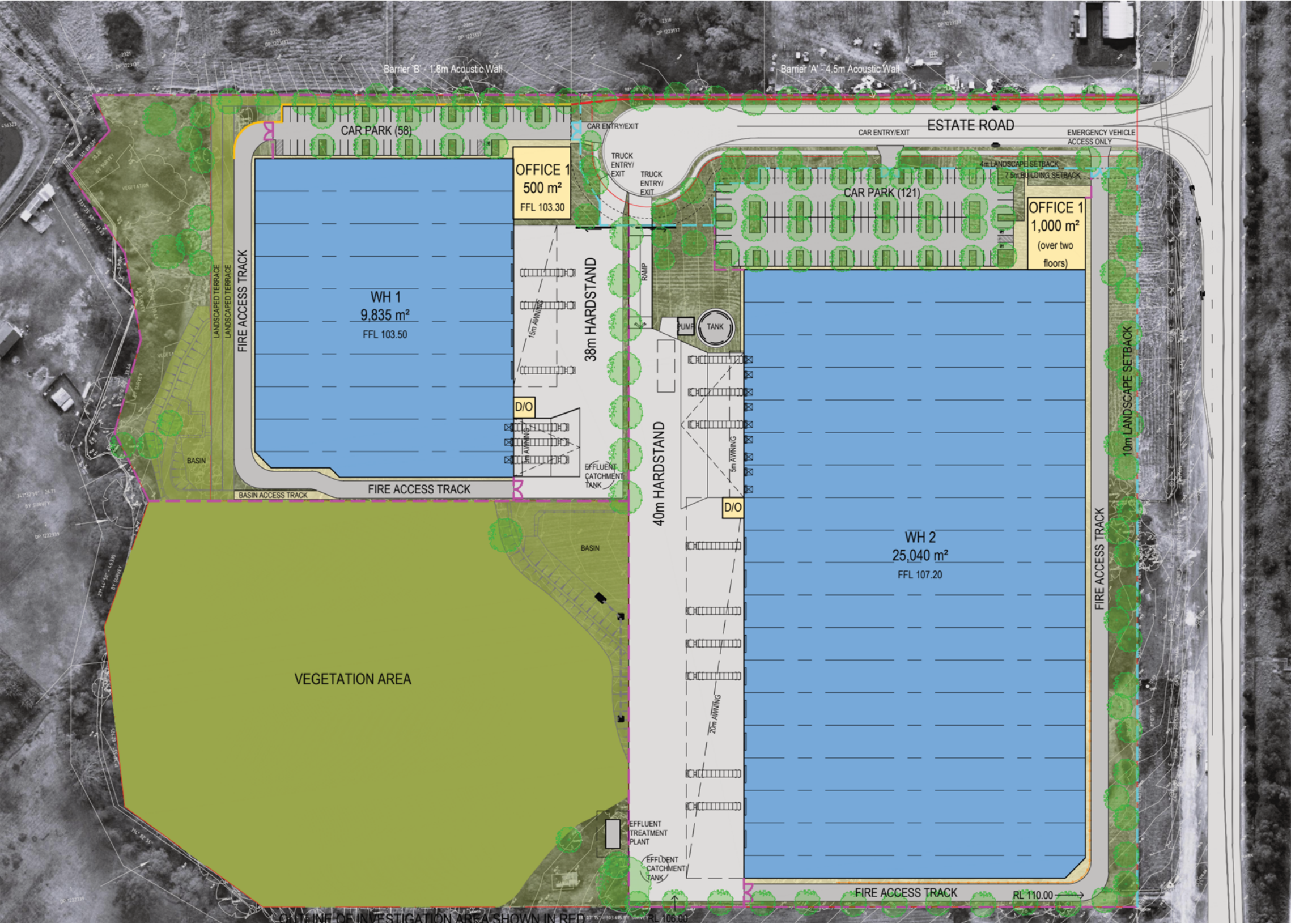
- Ensure pedestrian safety to, from and within the site and car park via clearly marked signage and separation between pedestrian and vehicle access ways. Connection with existing bicycle and pedestrian networks via shared footpath to promote connectivity and permeability (Figure 4)
- Provide 2.5m/3.5m wide pedestrian / cyclist shared footpath connecting between Estate Road and existing Wallgrove Road cycleway
- Provide 1.2m wide internal pedestrian footpath along eastern side of Internal driveway

Environment and Conservation

- Incorporate environmentally sustainable design principals
- Provide landscaping with appropriate setbacks, designed and operated to protect residential amenity
- Use Water Sensitive Urban Design principles to manage stormwater
- To incorporate best practice Western Sydney Parklands Design Manual measures

Concept Built Area

- Figure 5 (next page) illustrates concept building footprints within the business hub



WALLGROVE BUSINESS HUB	
11-Apr-25	
DA001[4]	
INVESTIGATION AREA (sqm)	98,895
LOT AREAS	
Lot 1 (PT1)	20,106
Lot 1 (PT2)	45,687
Road	4,505
Lot 3 (VEGETATION AREA)	28,597
GROSS DEVELOPABLE AREA (GDA)	98,895
CONSTRAINTS	
Vegetation Area (Lot 3)	28,597
NET DEVELOPABLE AREA (NDA)	70,298
ROAD RESERVES	
Road	4,505
NET SALEABLE AREA (NSA)	65,793
BUILDING AREAS	
Warehouse 1	9,835
Office 1 (incl. D/O)	550
Warehouse 2	25,040
Office 2 (incl. D/O)	1,050
TOTAL WAREHOUSE AREA	34,875
TOTAL OFFICE AREA	1,600
TOTAL BUILDING AREA	36,475
FSR	0.55:1
TOTAL CARPARKING PROVIDED	179

- Fencing Legend

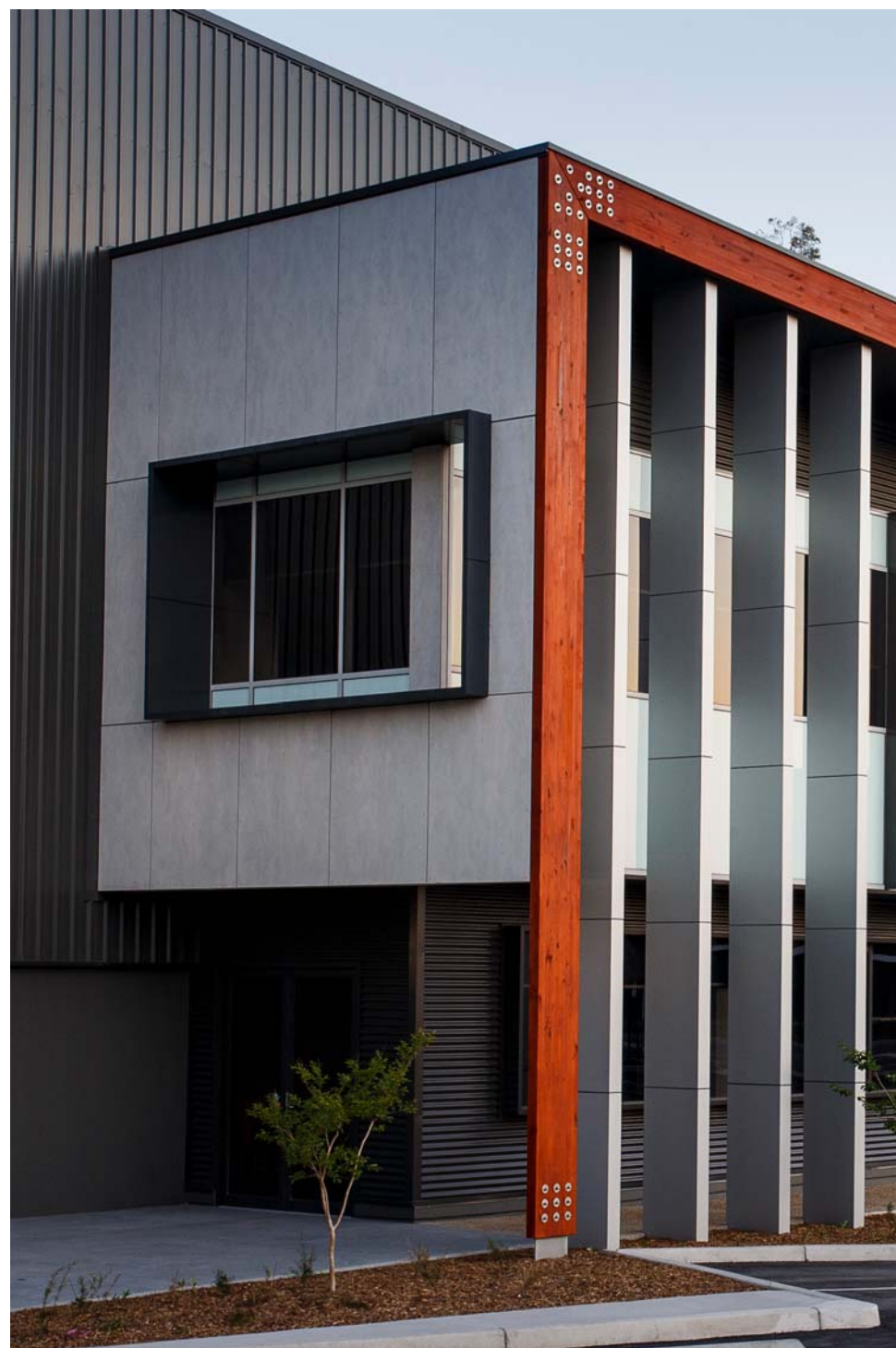
1,800mm high black PVC chainlink fencing with 3 rows of barbed wire over (total height 2100mm).

2,100mm high black powdercoate palisade style fencing.

1,800mm acoustic wall with retaining.

4,500mm acoustic wall with retaining.

Figure 5: Concept Masterplan



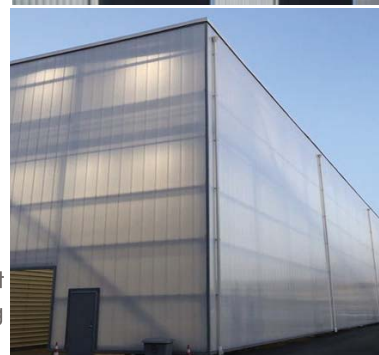
Office Facade Treatment

Material Palette (External)

Metal Sheeting



Translucent Wall Cladding



Pre-finished CFC Sheeting



Glazing



Metal Cladding



DESIGN GUIDELINES

Built-forms & Architecture

Objectives:

- To ensure that built-forms are consistent and are of an appropriate scale for an employment area with consideration for market trends
- To ensure building envelope and facade enhances the visual character of the business hub and response to market trends
- To use land efficiently

Design Guidelines:

- The building designs must address the objectives in GANSW Better Placed
- The minimum developable lot frontage along Wallgrove Road should be 60m
- Dynamic forms and accent materials should be incorporated at corners of prominent elevations
- Corporate identification colours should be expressed with subtlety on the corners of warehouses and office components
- Building facades to public road frontages should be articulated using architectural elements such as:
 - a. Varying facade alignments and heights
 - b. Variation in materials and colours
 - c. Regular breaks in material and patterns
- Avoid roof top A/C units on building facades to public road frontages
- A palette of materials that enhances the parklands character of the business hub
- A target building height of 14.6m at the ridge line.
- Hardstands are not to be located on primary road frontages.
- Offices to be located in prominent areas to address the public domain where possible.
- The floor level of offices should address the road frontage levels where possible.

Sustainable materials



Timber

Bricks / Pavers

Green Wall



Outdoor Areas



Rain Water Tank

DESIGN GUIDELINES

Setbacks from M7 Motorway, Wallgrove Road & Access Road

Objectives:

- To provide adequate distance between development and road alignments
- To provide visual screening via landscape buffer

Design Guidelines:

- Provide 15m building setbacks along Wallgrove Road
- Provide 10m landscape setbacks along Wallgrove Road
- Provide 5m building setbacks along the Internal Estate Road

Sustainable Building Design

Objectives:

- To ensure that developments are environmentally sustainable to minimise energy and water consumption in buildings
- To encourage use of building materials to minimise impact to the environment
- To ensure that developments incorporate water conservations and re-use measure into the design and operation
- To provide a healthy, safe and comfortable working environment

Design Guidelines:

- Developments shall install rainwater tanks to supply grey-water to serve areas such as toilets, laundry and outdoor areas
- Developments shall use energy efficient materials
- Windows/glazing should be protected from summer sunlight by mean of shading device including eaves, landscaping and sunshade structures
- Developments shall minimise energy consumption and mechanical cooling with architectural strategies including:
 - a. Passive solar access to internal & outdoor recreation areas
 - b. Natural light penetration and cross ventilation
 - c. Use of landscaping to minimise thermal loads

DESIGN GUIDELINES

Landscaping

Objectives:

Incorporate relevant guidelines and controls (refer below):

- To create more seamless integration of consistent landscape forms
- To create a sense of arrival/place through entry statements and considered planting
- To minimise impact of industrial activity during peak operating periods
- To provide visual and shade amenity for workers and visitors to the sites
- To reinstate/enhance vegetative buffer; increase native vegetation around site perimeter to ameliorate the views into site and soften proposed built form
- To use endemic species where possible
- To incorporate WSUD principles where possible
- Provide street tree planting and onsite planting
- To enhance aesthetic and atmosphere while being considerate to residential amenity

Design Guidelines:

The following controls and guidelines should be incorporated to the landscape design:

- The landscape designs must address the objectives in GANSW Greener Places
- Decorative Paving treatment should be incorporated in large hard paved areas to enhance look and feel
- Street Trees to be compatible with the tree species throughout the broader parklands (which are described in the WSPT Design Manual 2018)
- Buffer Trees to incorporate endemic species and to be compatible with the tree species throughout the broader parklands (which are listed in the WSPT Design Manual 2018)
- Vehicle Entry Feature to be compatible with the Entry Features throughout the broader parklands (which are described in the WSPT Design Manual 2018)
- Large parking area should incorporate landscaping to visually soften hard paving areas.
- Tall trees with effective shading abilities are desirable in areas of worker and visitor circulation



Vegetative buffer planting to boundaries



Estate road street tree planting



Gabion entry feature and signage



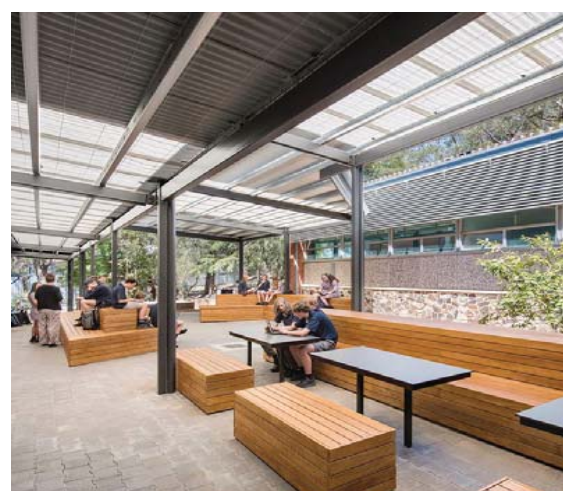
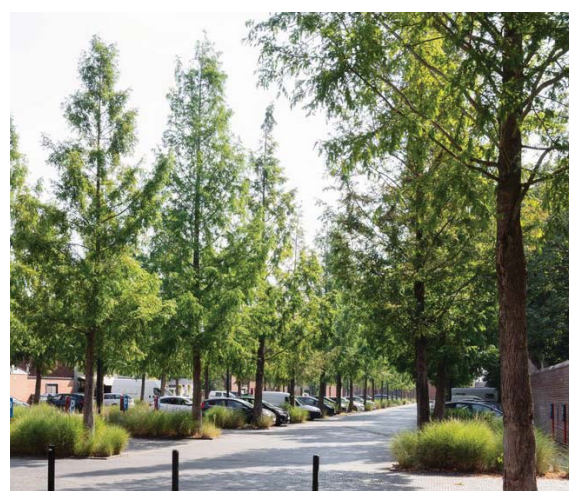
On site amenity landscaping



Car park planting



Amenity areas





Water Sensitive Parking Areas



Separated Loading Docks & Employee Car Parking

DESIGN GUIDELINES

Parking & Water Sensitive Urban Design

Objectives:

- To design car parking, driveways and servicing areas so that they are efficient, safe, convenient and easily identified
- To provide a sustainable level of on-site car parking
- To provide off-street parking facilities that do not detract from the overall visual amenity and character of the business hub
- To incorporate best practice Water Sensitive Urban Design measures

Design Guidelines:

- Car park design to meet the minimum requirements as prescribed in the Traffic Report including parking for people with disabilities
- Vehicle access should be designed to avoid conflicts with pedestrians and cyclists
- Loading docks should be positioned so they do not interfere with visitor and employee parking spaces
- The following Water Sensitive Urban Design strategies should be incorporated into large parking layouts of 100 car spaces or more:
 - a. Permeable pavements and sphalt to be considered to assist with detention of stormwater
 - b. Planting pits with flush kerbs and wheel stops that allow overhang of cars into planting pit
 - c. Parking areas to incorporate a minimum of 1 tree per 10 parking spaces
- Parking space should be provided as follows:
 - a. Warehouse - 1 space/300sqm GFA
 - b. Office - 1 space/40sqm GFA
 - c. Industrial - 1 space/77sqm GFA
(rates are based on RMS min. requirements)
- Accessible parking for people with a disability should be provided 1 space for every 100 car parking spaces or part thereof in accordance with Table D3.5 of BCA for Class 5, 7, 8 or 9C buildings

DESIGN GUIDELINES

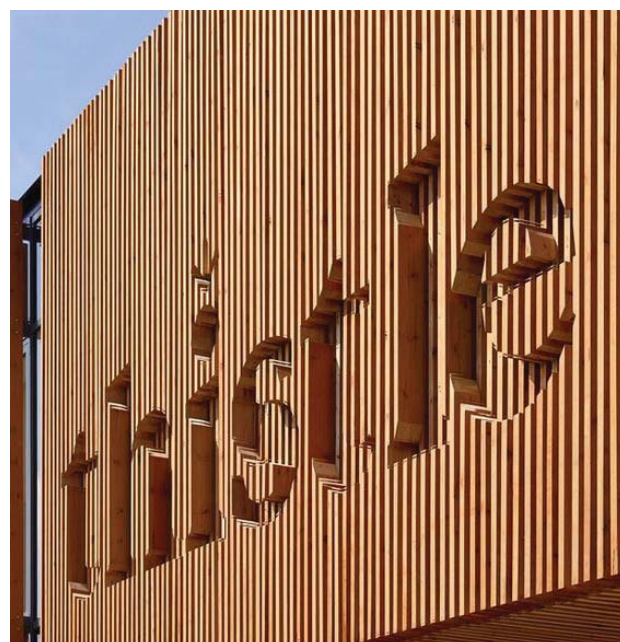
Signage

Objectives:

- To provide businesses the opportunity of identifying their location and activity
- To ensure signage does not detract from the visual appeal of the buildings
- To ensure signage is of a high quality of design and construction and an integral element of the built environment and landscape setting
- To ensure signage does not adversely affect traffic safety

Design Guidelines:

- Advertising, other than real estate signage should be kept to a minimum and should relate only to the use occurring on the perspective property and is to identify the relevant business name
- Signage should be of a size and location which does not obscure vehicular sightlines and/or control signs
- Warehouse numbering should be applied to give cohesion to the warehouses in the business hub. Signage should be integrated into the feature/accent material expressed at the corners
- Directional signage for car parking, loading docks are to be well designed and located at a convenient point close to the access road
- Signage are not to cause environmental damage to trees or large shrubs
- Total advertising area of up to 0.5sqm for every metre of lineal street frontage is permitted
- One primary free standing commercial sign is permitted to identify name of occupants and/or products manufactured on the site
- For information about signs permitted within the site refer to Appendix "C" of Fairfield DCP



Tenant Signage & Numbering

DESIGN GUIDELINES

Street Lighting

- Appropriate street lighting should be provided throughout the development in accordance with Council's Street Lighting Policy, Endeavour Energy requirements and relevant sections of Australian Standard AS1158
- Street lighting along the access road and shared path external to the business hub shall incorporate the principles of Western Sydney Parklands Design Manual, especially Section 11.0 - Lighting
- Specific lighting locations, pole type and materials should be determined by a lighting or electrical consultant in close co-ordination with Western Sydney Parklands Trust
- External lighting should be positioned effectively as to avoid light spillage to adjoining residential properties

Fencing / Safety & Security

- Provide security for employees and visitors and to contribute the amenity of the business hub
- Appropriate lighting should be provided to all pedestrian paths between public and parking areas and building entries
- Where fencing is required for safety or security reasons to be forward of the building line, it should be of a standard and style that does not detract the landscaping and main building facades
- Fencing should be sited so it does not impede sight lines for drivers
- The following types of fencing should be incorporated to the development:
 - Along Wallgrove Road, Estate Roads & Access Driveways : Palisade boundary fence in black powder-coated finish
 - Elsewhere : Black PVC coated chain wire fence

Acoustic Walls

- Offset all acoustic and retaining walls from boundaries with landscape buffers (leaving adequate room for maintenance access)
- Incorporate a material and colour palette that is sympathetic to the parkland character.



Street Lighting Pole
(Source: WSPT Design Manual)



Palisade Fence



Chain-wire Fence



Acoustic Wall

Architect's Design Statement

The concept approach to the built form of this Business Hub is to build an architectural treatment towards a high quality and cohesive estate for industrial users.

The architectural forms are envisaged as having simple, rational, repetitious and well-proportioned buildings accented with high quality elements around the entry and office components.

The buildings will be set in a discrete parcel of land – unified language of signage, fencing and public domain elements will ensure a consistency to the estate character. Landscaping is one of the main features of the precinct with detail and effect concentrated to the more human areas of the development around office, building and car park entry points.

Scale:

The scale of the buildings is to be response to market trends and representative of the facilities within the Western Sydney Employment Area further North along the Westlink M7. The scale of the development (including the overall proposed business hub) is further articulated within the Visual Impact Analysis.

Colour / Materials & Finishes:

The colours, materials and finishes have been selected to consider the surrounding environment and orientation. External walls will be consist of various tones to alleviate the bulk and scale of the built form – contributing to the surrounding streetscape of the area. High quality finishes and expression is applied to the office components will provide a striking break in the bulk of the warehouse buildings.

Summary:

Overall, the concept design of the buildings in the Wallgrove Business Hub look to create a benchmark for industrial development in the future. Care, consideration and imagination has been focused to create conceptual form that blends building landscape and location, with use movement and operation.

APPENDIX: ARTIST EXPRESSION



Kosovich Place View
(indicative expression only)

APPENDIX: ARTIST EXPRESSION



Kosovich Place View
(indicative expression only)

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(indicative expression only)