

WALLGROVE BUSINESS HUB, CECIL PARK VISUAL IMPACT ANALYSIS

REV 6 - JUNE 2025



nettleontribe

INTRODUCTION

Project Background

The Visual Impact Assessment relates to the proposed development of 97-151 Wallgrove Road, Cecil Park. This comprises of two separate warehouses, including ancillary office spaces, internal driveway, hard stand areas, and associated earthworks and landscaping.

A request for Secretary's Environmental Assessment Requirements (SEARs) was submitted to the Department of Planning and Environment (DoPE). The SEARs relevant to this assessment include:

- Visual Impact Assessment Report which incorporates:
 - an assessment (including photomontages and perspectives) of the proposal (buildings and storage areas) including height, colour, scale, bulk, building materials and architectural treatments and finishes, signage, lighting and any retaining walls; and
 - the base photos must be taken from nearby public areas and/or significant vantage points within the broader public domain

This assessment seeks to demonstrate the outcome of the analysis.

This Report and Author

nettleontribe has been commissioned by Western Sydney Parklands (WSP) to produce a Visual Impact Assessment (VIA). This LVIA has been written by Donal Challoner (Director and Architect) who has over 20 years' experience in the field of Architecture.

nettleontribe has also prepared the Architectural Master Plan Design drawings. These documents detail the design responses which were formed as a result of this assessment and should be read in conjunction with this report.

METHODOLOGY OF ASSESSMENT

Guidelines

LVIA does not follow prescribed methods or criteria. This assessment is based on the principles established and broad approaches recommended in the following documents:

- Guidelines for Landscape and Visual Impact Assessment (GLVIA) – Third Edition (LI/IEEMA 2013)

As stated in paragraph 1.20 of the GLVIA:

“The guidance concentrates on principles while also seeking to steer specific approaches where there is a general consensus on methods and techniques. It is not intended to be prescriptive, in that it does not follow a detailed ‘recipe’ that can be followed in every situation. It is always the primary responsibility of any professional carrying out an assessment to ensure that the approach and methodology adopted are appropriate to the particular circumstances.”

This LVIA written by **nettletontribe** is considered to use a methodology and approach that is appropriate to this type of industrial development.

2.2 Computer Generated Visualisations - Photomontages

Photomontages have been prepared to create “simulated” views of the proposed development. Although these do not claim to exactly replicate what would be seen by the human eye, they provide a useful “tool” in analysing potential visual impacts from receptor locations.

Those viewpoints selected for photomontages, have been presented in this report as before and after images on the same sheet, for ease of comparison. The computer-generated images include a representation of landscape mitigation both immediately following installation (which have been described as year 0) and at a mature age of 10 years. It is important to note, that the year 10 images are simulations of how proposed landscaping may appear at a selected viewpoint. The final appearance of landscape mitigation will be based on many factors, including growth rates, maintenance and environmental conditions.

The assessment undertaken at year 10 assumes that such mitigation has had the opportunity to establish, mature and become effective.



VISUAL IMPACT ANALYSIS

This Visual Impact Analysis has been undertaken to assess the impact of the proposed development from the public domain.

The site has a road frontage to Wallgrove Road and sits along the Westlink M7. The site is accessed via an access road from Wallgrove Road.

The locations we have identified for analysis in the visual impact of the development on the site are:

1. From Wallgrove Road travelling South into the site on the right
2. From the end of Kosovich Place looking South into the site
3. From Wallgrove Road travelling North into the site on the left
4. From the end of Washington Way looking East into the site
5. From the end of Goodrich Road looking South into the site
6. From within the grounds of 19 Kosovich Place looking south into the site
7. From within the lot of 11 Kosovich Place looking South into the site
8. From within the lot of 56 Cecil Road looking East towards the site



VIEWPOINT 1

Viewing Location

Elevation	2.5m approximately
Date	November 2021
Baseline	Photo & Photomontage

Visual Description

Approx. Viewing Distance from Site Boundary	50m
View description & prominence of the development	View looking south-west from Wallgrove Road with direct line of sight to the site
Visual Sensitivity	The location of this view from the site is considered high due to its prominence in the elevated view across the proposed development.
Magnitude of Change	The change is considered moderate due to the minimal visual change in context with the other future industrial developments surrounding. Landscaping overtime will cause the most change.
Significance of Visual Impact	The significance of this view is considered high due to the proximity to Wallgrove Road with minimal surrounding developments.
Significance of Visual Cumulative Impact	The visual impact is considered acceptable due to the materiality of the landscaping overtime.



BASELINE PHOTO



PHOTOMONTAGE - YEAR 0



PHOTOMONTAGE - YEAR 10

VIEWPOINT 1

Photo Details

Image source: Google Street View

Date: November 2021

Visual Description

Baseline Photo:

Existing condition on the site with a grassed road embankment and existing vegetation within the site

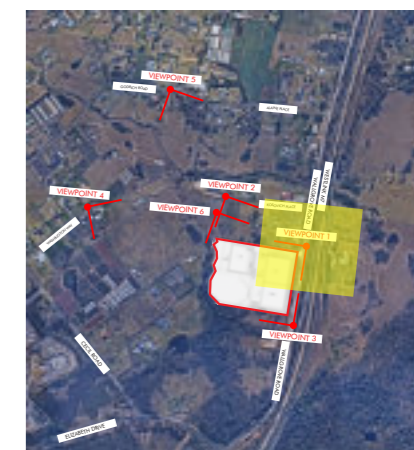
Photomontage (Year 0):

The same view with the proposed development overlaid upon completion.

Muted landscape colour tones on the building form have been used to align with its surrounds and with the speed of visual interaction from the motorway

Photomontage (Year 10):

The same view again in 10 years once the concept landscape treatment has matured. As you can see the trees at maturity and the tones of the warehouse combine to blend this interphase to its surroundings



KEY PLAN

VIEWPOINT 2

Viewing Location

Elevation	2.5m approximately
Date	May 2021
Baseline	Photo & Photomontage

Visual Description

Approx. Viewing Distance from Site Boundary	200m
View description & prominence of the development	View from the end of Kosovich Place looking South into the site
Visual Sensitivity	The visual sensitivity is considered low due to the existing topography/landscape screening.
Magnitude of Change	The magnitude of the change is relatively small, initially the development is almost visible through the existing landscape. In time (10 years) the new landscape further screens this view.
Significance of Visual Impact	The significance of the view is low due to viewing elevation of this location and the existing landscape screening.
Significance of Visual Cumulative Impact	The visual impact is considered acceptable due to the elevation of this location, existing screening, new landscaping and building design, which will make the development slightly visible overtime.



BASELINE PHOTO



PHOTOMONTAGE - YEAR 0



PHOTOMONTAGE - YEAR 10

VIEWPOINT 2

Photo Details

Image source: Google Street View

Date: May 2021

Visual Description

Baseline Photo:

Existing condition of the site

Photomontage (Year 0):

Same view with the overlay of the development superimposed. Noting the minimal visual change due to the approximate viewing distance and also the typography interference with the associated elevation.

Photomontage (Year 10):

The proposed view in 10 years with the concept landscape treatment maturing



KEY PLAN

VIEWPOINT 3

Viewing Location

Elevation	2.5m approximately
Date	November 2021
Baseline	Photo & Photomontage

Visual Description

Approx. Viewing Distance from Site Boundary	50m
View description & prominence of the development	View from Wallgrove Road looking toward the site on the left-hand side.
Visual Sensitivity	The locality of this interphase being next to the road is High. The visual is a vehicle travelling at up to 80km/hr. Due to the minimal surrounding developments the built form stands out considerably.
Magnitude of Change	The change in visual appearance in the location is considered moderate. The buildings will be highly visible initially, however over time (10 years) the proposed landscaping will change this appearance and blend into the surroundings. They have been designed and orientated with neutral tones to blend into the surroundings. The orientation of the buildings has also been considered so as utilitarian areas of the building face away from this viewpoint.
Significance of Visual Impact	The significance of the impact is considered High due to the location on the road.
Significance of Visual Cumulative Impact	Overall, the visual impact is considered acceptable given the location, design of buildings and materiality of the landscaping in time.



BASELINE PHOTO



PHOTOMONTAGE - YEAR 0



PHOTOMONTAGE - YEAR 10

VIEWPOINT 3

Photo Details

Image source: Google Street View

Date: Nov 2021

Visual Description

Baseline Photo:

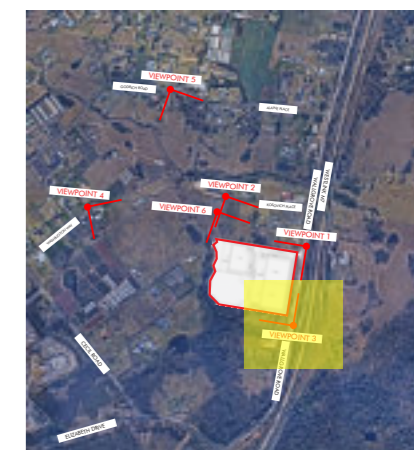
Existing condition adjacent the Motorway

Photomontage (Year 0):

Proposed building is highly visible but muted slightly through the landscape that is existing along this interphase.

Photomontage (Year 10):

The proposed view in 10 years with the concept landscape treatment maturing



KEY PLAN

VIEWPOINT 4

Viewing Location

Elevation	2.5m approximately
Date	May 2021
Baseline	Photo & Photomontage

Visual Description

Approx. Viewing Distance from Site Boundary	550m +
View description & prominence of the development	View from the end of Washington Way looking East into the site
Visual Sensitivity	The visual sensitivity is considered low due to the viewpoint distance being far away from the site/landscape screening and the changing typography along the viewpoint
Magnitude of Change	The magnitude of the change is relatively small, initially the development is slightly visible through the existing landscape. In time (10 years) the new landscape further screens this view.
Significance of Visual Impact	The significance of the view is low due to the distance of this location and the existing landscape screening.
Significance of Visual Cumulative Impact	The visual impact is considered acceptable due to the distance of the location away from the site, existing screening, new landscaping and building design, which will make the development blend into its surrounding landscape overtime.



BASELINE PHOTO



PHOTOMONTAGE - YEAR 0



PHOTOMONTAGE - YEAR 10

VIEWPOINT 4

Photo Details

Image source: Google Street View

Date: May 2021

Visual Description

Baseline Photo:

Existing condition at the end of Washington Place looking East to the Site.

Photomontage (Year 0):

Proposed building are visible but muted through the landscape that is existing along this interphase.

Photomontage (Year 10):

The proposed view in 10 years with the concept landscape treatment maturing



KEY PLAN

VIEWPOINT 5

Viewing Location

Elevation	2.5m approximately
Date	August 2020
Baseline	Photo & Photomontage

Visual Description

Approx. Viewing Distance from Site Boundary	650m +
View description & prominence of the development	View from the end of Goodrich Road looking South into the site
Visual Sensitivity	The visual sensitivity is considered extremely low due to the existing landscape screening
Magnitude of Change	The magnitude of the change is extremely small, initially the development is slightly visible through the existing landscape. In time (10 years) the new landscape further screens this view.
Significance of Visual Impact	The significance of the view is extremely low due to the changing topography of this location and the existing landscape screening.
Significance of Visual Cumulative Impact	The visual impact is considered acceptable due to the distance away from the site, existing screening, new landscaping and building design, which will make the development all but invisible in this viewpoint.



BASELINE PHOTO



PHOTOMONTAGE - YEAR 0



PHOTOMONTAGE - YEAR 10

VIEWPOINT 5

Photo Details

Image source: Google Street View

Date: Aug 2020

Visual Description

Baseline Photo:

Existing condition at the end of Goodrich Road

Photomontage (Year 0):

Proposed building is visible but muted through the existing built form and landscape that is along this interphase.

Photomontage (Year 10):

The proposed view in 10 years with the concept landscape treatment maturing



KEY PLAN

VIEWPOINT 6

Viewing Location

Elevation	1.8m approximately
Date	May 2024
Baseline	Photo & Photomontage

Visual Description

Approx. Viewing Distance from Site Boundary	85m
View description & prominence of the development	View from within the empty lot of 19 Kosovich Place looking South into the site
Visual Sensitivity	The visual sensitivity is considered moderate as this may become a frequent static view once the land of 19 Kosovich Place is developed/inhabited.
Magnitude of Change	The magnitude of change is considered high from this viewpoint but will soften as the landscape buffer matures.
Significance of Visual Impact	The visual impact significance is considered low as this view will only be available to people who have access to the private property (once developed).
Significance of Visual Cumulative Impact	The cumulative visual impact is considered acceptable due to the limited audience of impact, landscape buffering that will soften the magnitude over time, and a material and colour palette that helps the development blend in with the surroundings.



BASELINE PHOTO

VIEWPOINT 6

Photo Details

Image source: Hand held camera

Date: Aug 2024

Visual Description

Baseline Photo:

Existing condition view from within 19 Kosovich Place

Photomontage (Year 0):

Proposed building is highly visible but muted slightly with a colour pallet that's reflective of its surroundings.

Photomontage (Year 10):

The proposed view in 10 years with the concept landscape treatment maturing



PHOTOMONTAGE - YEAR 0



PHOTOMONTAGE - YEAR 10



KEY PLAN

VIEWPOINT 7

Viewing Location

Elevation	1.8m approximately
Date	Apr 2025
Baseline	Photo & Photomontage

Visual Description

Approx. Viewing Distance from Site Boundary	85m
View description & prominence of the development	View from within the lot of 11 Kosovich Place looking South into the site
Visual Sensitivity	The visual sensitivity is considered low-moderate due to the existing topography/landscape screening.
Magnitude of Change	The magnitude of change is considered moderate from this viewpoint but will soften as the landscape buffer matures.
Significance of Visual Impact	The visual impact significance is considered low as this view will only be available to people who have access to the private property (once developed).
Significance of Visual Cumulative Impact	The cumulative visual impact is considered acceptable due to the limited audience of impact, landscape buffering that will soften the magnitude over time, and a material and colour palette that helps the development blend in with the surroundings.



BASELINE PHOTO



PHOTOMONTAGE - YEAR 0



PHOTOMONTAGE - YEAR 10

VIEWPOINT 7

Photo Details

Image source: Hand held camera

Date: Apr 2025

Visual Description

Baseline Photo:

Existing condition view from within 11 Kosovich Place

Photomontage (Year 0):

Proposed building is highly visible but muted slightly with a colour pallet that's reflective of its surroundings.

Photomontage (Year 10):

The proposed view in 10 years with the concept landscape treatment maturing



KEY PLAN

VIEWPOINT 8

Viewing Location

Elevation	1.5m approximately
Date	Apr 2025
Baseline	Photo & Photomontage

Visual Description

Approx. Viewing Distance from Site Boundary	150m
View description & prominence of the development	View from within the lot of 56 Cecil Road looking East towards the site
Visual Sensitivity	The visual sensitivity is considered moderate as this may become a frequent static view for the existing landowner.
Magnitude of Change	The magnitude of change is considered high from this viewpoint but will soften as the landscape buffer matures.
Significance of Visual Impact	The visual impact significance is considered moderate, as this view will only be available to people who have access to the private property. Impacts to adjacent site have been mitigated by internalising utility areas including the truck hardstand, which slightly increases the built form in view.
Significance of Visual Cumulative Impact	The cumulative visual impact is considered acceptable due to the limited audience of impact, landscape buffering that will soften the magnitude over time, and a material and colour palette that helps the development blend in with the surroundings.



BASELINE PHOTO



PHOTOMONTAGE - YEAR 0



PHOTOMONTAGE - YEAR 10

VIEWPOINT 8

Photo Details

Image source: Hand held camera

Date: Apr 2025

Visual Description

Baseline Photo:

Existing condition view from within 56 Cecil Road

Photomontage (Year 0):

Proposed building is highly visible but muted slightly with a colour pallet that's reflective of its surroundings.

Photomontage (Year 10):

The proposed view in 10 years with the concept landscape treatment maturing




KEY PLAN

CONCLUSION

nettleontribe have designed this master plan following a brief from Western Sydney Parklands Trust (WSPT). The design seeks to create an industrial logistics hub in a newly zoned parcel of land. In the design process the visual connectivity to the surrounding area was considered with respect to the building position and building appearance. Here building orientation which resulted in, utilitarian areas being screened from the public domain has been incorporated into the design. In addition, neutral tones on the building facade are used to blend the buildings into its surroundings.

The Visual Analysis has looked at logical locations to view this development from. These locations are on motorways from the public domain as well as residential streets. This creates a thoughtful analysis of both stationary and transient views. The development is also similar to the surrounding developments in terms of view scale and size at Wallgrove Business Hub.

The mixture of stationary and transient, high speed viewpoints of the location, coupled with the master plan design, and additional new landscape to complement the existing landscape, inform us that this development does not create any adverse visual impacts.



Director, nettleontribe