



SANCTUARY

BY SEKISUI HOUSE

## A PLACE FOR ALL

Sekisui House has worked closely with urban planners, architects and place makers to redesign the 'Sanctuary' development's masterplan.

Sanctuary, which revitalises the land located at the end of Hill Rd (old Boral factory land near the ferry terminal), has been optimised to deliver greater benefits to both residents and the wider community.

This unique development puts family, community and the environment at the heart of its experience. The new masterplan generates coexistence and co-prosperity by increasing the amount of public open space, creating an activated foreshore area for the whole community, of Wentworth Point.



50%

more child friendly public open space



More than 6 football fields worth of public parkland and open space

3.23 ha



Over 4km of cycling and pedestrian friendly paths

4 km



34%

of masterplan dedicated to public open space



## ONE WITH NATURE

We have developed a vision, in close collaboration with Parramatta Council, that will enhance the Wentworth Point region now and for generations to come.

With social engagement and community inclusion at the core, Sanctuary will provide an abundance of green, open spaces and outdoor activations including a foreshore park featuring BBQ areas and children's playgrounds. Further additions, including native planting and specialty retail, will ensure that Sanctuary positively impacts the lives of both residents and locals.

Taking inspiration from the area's rich natural environment, Sanctuary's place vision and design principles focus on crafting an authentic identity, experience and culture that is 'One with Nature'.

## VISION & DESIGN PRINCIPLES

Sanctuary aims to reconnect people, place and nature. The masterplan will deliver an elevated waterfront lifestyle that celebrates life lived in harmony with nature, with the benefits experienced by both residents and the wider neighbourhood.

To achieve this, Sekisui House's four key design principles have formed the foundation of the masterplan's entire place identity. These principles revolve around a deep respect for the symbiotic relationship between people and the environment, both natural and built.



### SATOYAMA

*Creating communities that co-exist harmoniously with nature*



### MICHI

*Encouraging vibrant interactions between people and place*



### GOHON NO KI

*Ensuring bio-diversity through thoughtful native planting*

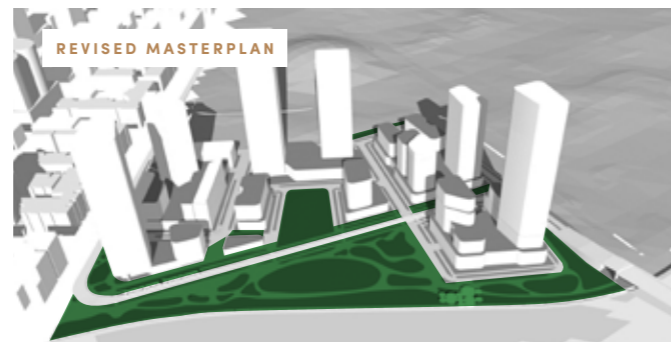


### EN BAI YUTAKA

*Carefully considering every element of the environment*



### ORIGINAL SCHEME



### REVISED MASTERPLAN



*Increased public open space*



*Integration of proposed Light Rail*



*Implementation of place-making principles*



*Improved solar access and sight lines*



*Greater amenity & facilities for residents & community*



*Introduction of specialty retail and dining*

## COMMUNITY & SUSTAINABILITY OUTCOMES

- Over 32,295m<sup>2</sup> of publicly accessible and landscaped parks (increase of over 50%).
- Covered and open seating, foreshore walk featuring shared walking and cycleways, an abundance of publicly accessible parklands and BBQ areas.
- Public access to foreshore park and amenity alongside Parramatta River.
- Native planting to maintain functioning natural ecosystems.
- Enhanced water usage efficiency achieved through dual water supply network, rainwater management and bioswales.
- Energy-use reduction through introduction of Photovoltaic panels, lighting and HVAC systems, and natural ventilation optimisation.
- Optimisation of the internet coverage with new NBN Co Limited infrastructure installed along Hill Rd.



## IMPROVED CONNECTION & MOBILITY

- A low-carbon, connected community, with major facilities and amenities all within walking distance.
- New development integrates dedicated car-share facilities to improve transport availability.
- Sekisui House is coordinating closely with the City of Parramatta Council and Transport NSW to prepare for potential future light rail implementation.
- A holistic approach to infrastructure design, ensuring improved traffic flow and transport connectivity in the local area.
- An ability to accommodate a bridge landing, if construction is confirmed between Melrose Park and Wentworth Point.



## PLANNING PROCESS

1. The Planning Proposal - Sekisui House lodged a Planning proposal in February 2019 which is currently under assessment by the City of Parramatta Council.
2. The Planning Proposal has achieved Gateway Determination with the Minister (or delegate) having approved the planning proposal to proceed (with or without variation) subject to other matters including further studies being undertaken, public consultation, public hearings, agency consultation and time frames.
3. Community Consultation - City of Parramatta Council currently preparing documents for Public Exhibition.
4. Assessment - the City of Parramatta Council reviews public submissions, after which the Parliamentary Counsel then prepares a draft local environmental plan.
5. The Making of the LEP - with the Minister's (or delegate's) approval the local environmental plan is published on the NSW legislation website and becomes law.



## STAGING & CONSTRUCTION

- After approval of the application, construction will continue to occur in several stages and include new roads, public parks and landscape elements.
- Our first stage is now complete with residents moving into their brand new homes in late 2020.



## CONTACT US

There are a number of ways you can get in contact with us.

For more information, or to provide comment or feedback, please contact Sekisui House on:

**1300 726 288**

**[community@sanctuaryapartments.com.au](mailto:community@sanctuaryapartments.com.au)**

or come to visit us in our display suite to book a safe one-to-one appointment:

**Shop 9, Pierside Shopping Centre  
1 Burroway Road, Wentworth Point  
NSW 2127**