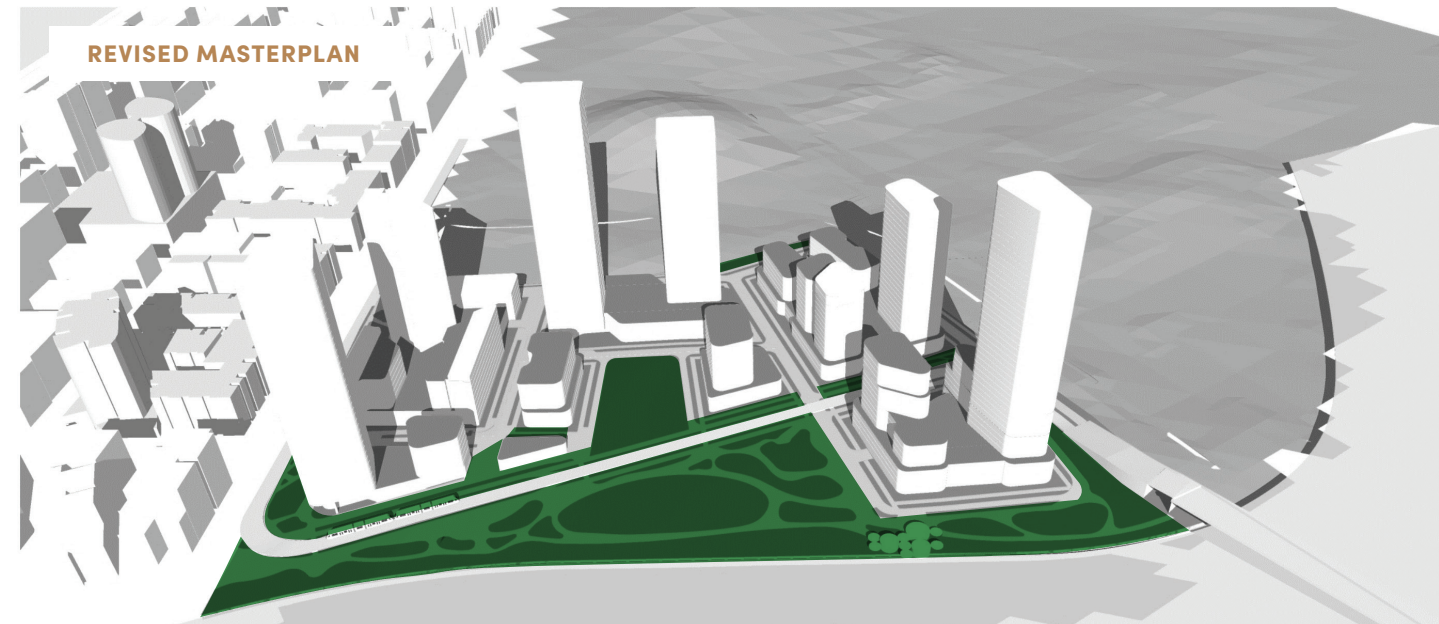
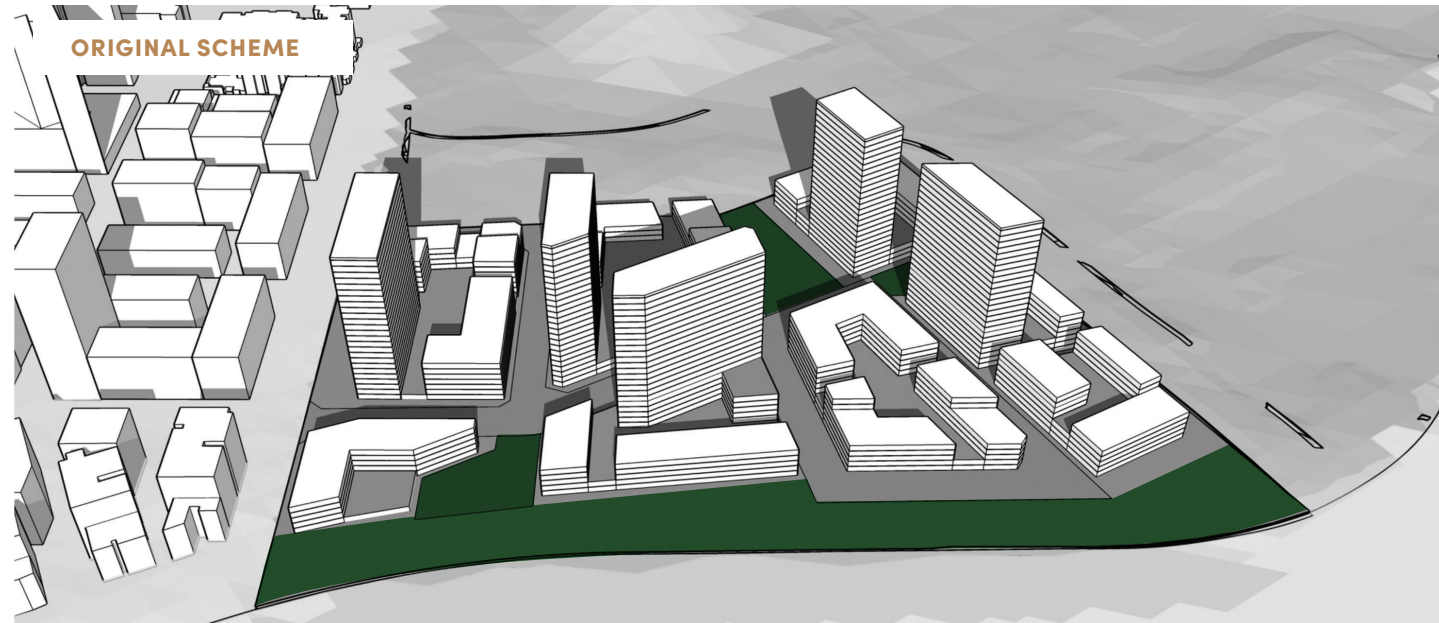




SANCTUARY
BY SEKISUI HOUSE



KEY BENEFITS



Increased public open space



Integration of proposed Light Rail



Implementation of place-making principles



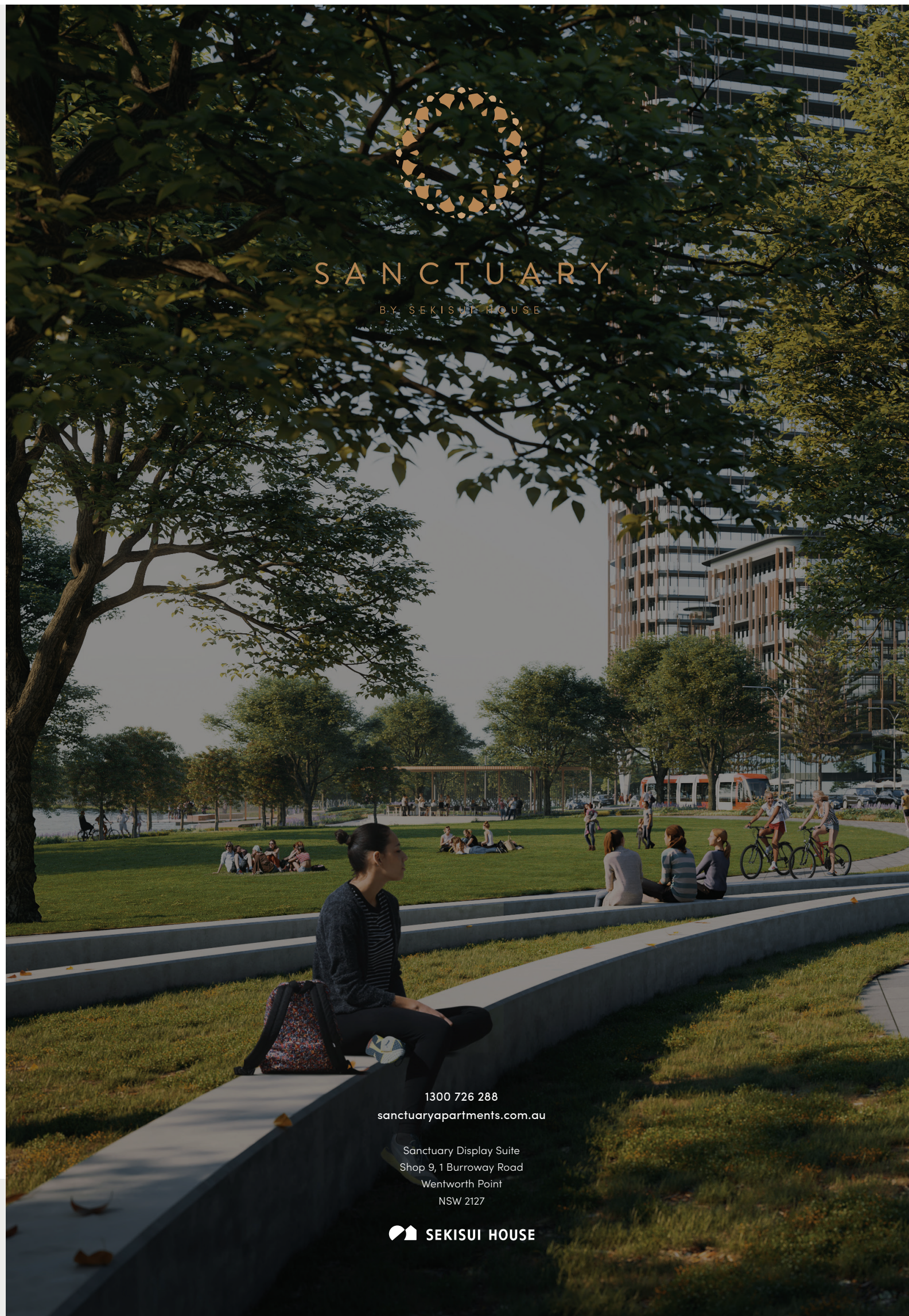
Improved solar access and sight lines



Greater amenity & facilities for residents & community

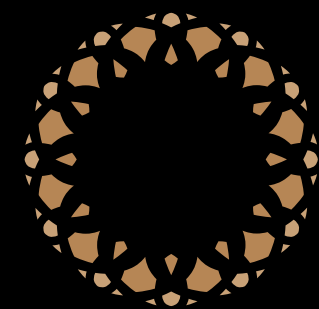


Introduction of specialty retail and dining



SANCTUARY
BY SEKISUI HOUSE

WENTWORTH POINT



SANCTUARY
BY SEKISUI HOUSE

FREQUENTLY ASKED QUESTIONS

1300 726 288
sanctuaryapartments.com.au

Sanctuary Display Suite
Shop 9, 1 Burroway Road
Wentworth Point
NSW 2127



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Sanctuary is a masterplanned community that offers residents the integration of architecture and nature, using natural materials inspired by the site's location.

WHERE IS SANCTUARY LOCATED?

Sanctuary is a masterplanned community located at the end of Hill Rd (old Boral factory land near the Ferry terminal). Our first stage on Hill Road is now complete with residents moving into their brand-new homes.

The vision for Sanctuary is to create a masterplanned community where a genuine respect for nature can be reignited and where a healthier relationship between people and architecture can be nurtured. This involves eliminating the barriers that prevent us from connecting with nature and in doing so create a living experience that enhances people's lives for the better.

WILL THE INCREASED HEIGHTS OF THE TOWERS HAVE A NEGATIVE IMPACT WITH REGARDS TO OVERSHADOWING?

The extent of the shadows will be increased due to the height of the buildings. However, the increased distance between the proposed tall buildings and their slender shape and orientation will mitigate adverse impact on the surroundings caused by the cumulative impact of overlapping building shadows.

WHY HAVE SEKISUI HOUSE LODGED NEW PLANS?

When Sekisui House purchased the site in 2016 there was an approval which accommodated 188,800m² of Gross Floor Area (GFA) – which equates to approximately 2,300 apartments. The original scheme had 5 towers at 25 storeys each and much of the land covered in buildings ranging in height from 6 to 8 storeys.

The approved design was not considered efficient and only provided the community with three 2,000m² parks, or 6,000m² total. Sekisui House saw this as an opportunity to add value to the community and redistributed many of the low-rise apartments introducing a 6th tower and increasing the heights to a maximum of 40 storeys across 3 of the towers. By doing this, Sekisui House were able to significantly increase our open space to 32,295m². This is the equivalent of over 6 football fields worth of public open space and has been achieved without increasing the number of apartments.

WILL THE INCREASED HEIGHTS OF THE TOWERS MEAN THERE WILL BE MORE APARTMENTS AND INCREASED TRAFFIC?

No. Sekisui House have not increased the number of apartments on the land. Instead we have moved apartments from some low-rise buildings into the towers, thereby increasing the size of the public open space to approximately 30% of the land.

WILL THE CYCLEWAY BE REMOVED?

No. A brand new upgraded cycleway will be designed within our masterplan to ensure that members of the public can continue to enjoy this valuable piece of infrastructure. There may be times when we need to temporarily close the cycleway due to proposed works, however we will always provide ample notice as well as a detour to ensure cyclists have an alternate pathway.

WILL THE FORESHORE PARK BE OPEN FOR THE EXCLUSIVE USE OF SANCTUARY RESIDENTS?

No. The foreshore park will be available to all members of the public.

WILL THERE BE AN INCREASE IN TRAFFIC GENERATION?

No. We are proposing the exact same number of apartments as to that which is currently approved.

WILL THE DEVELOPMENT HAVE A GYM?

Yes. The team are currently designing a gym for the use of Sanctuary residents. At this stage it is unknown whether the gym will be available for use to others within Wentworth Point.

HOW MANY APARTMENTS WILL THERE BE AT SANCTUARY?

Whilst the final mix of apartments has yet to be determined, we envisage approximately 2,300 apartments will be home to Sanctuary residents. It must be noted that this number is the same as that which is already approved on the land – there is no increase in apartment numbers.

WILL PARRAMATTA LIGHT RAIL STAGE 2 AFFECT THE SANCTUARY MASTERPLAN?

Sekisui House have had a number of informal meetings with both Council and Transport NSW regarding the location of a future light rail route. We understand that projects of this size and scale require major economic investment which can take time and as such we have allowed a transport corridor, which may accommodate Light Rail Stage 2 or an alternate form of public transport infrastructure, depending on the funding commitment of the State Government.

Further information can be found at: <http://www.parramattalightrail.nsw.gov.au/parramatta-olympic-park>

WILL THERE BE ANY RETAIL IN SANCTUARY?

Yes. Sekisui House have proposed a small amount of retail space which will be designed to compliment the existing retail found at Wentworth Point and Rhodes. No discussions have taken place with regards to potential retailers, though a retail demand study will be carried out to ensure the right mix of retailers are selected – this will allow for an activated street front and retail success.

WILL THERE BE ENOUGH PARKING FOR RESIDENTS AND VISITORS?

Sekisui House will be designing each stage of the Sanctuary development as per Council guidelines. Our masterplan has actually increased the number of on-street carspaces compared to that which was previously approved.

The team are also investigating alternate solutions to car dependency with the development featuring a large quantity of carshare vehicles. We are also investigating smart technology to assist in the use and promotion of public transport and are huge supporters of the Parramatta Light Rail Stage 2.

WILL THERE BE A BRIDGE BETWEEN WENTWORTH POINT AND MELROSE PARK?

The inclusion of a bridge is not a part of this proposal; however, a bridge landing can be accommodated on our land as part of the light rail infrastructure in the future if it proceeds.

IS SANCTUARY DESIGNED TO ACCOMMODATE FOR WENTWORTH POINT'S FUTURE INFRASTRUCTURE REQUIREMENTS?

The Sanctuary team have listened to the concerns of local residents and have introduced a dedicated transport corridor through the site. This corridor provides a route for any future light rail, including the proposed Parramatta Light Rail Stage 2. It also future proofs an area to accommodate a bridge landing, if it is decided that a bridge needs to be constructed between Melrose Park and Wentworth Point.

WHEN WILL CONSTRUCTION OF THE MASTERPLAN BE FINISHED?

This is dependent on sales, however at this stage, the scheduled completion for Sanctuary is 2030.

WILL SANCTUARY'S TOWERS OBSTRUCT VIEWS?

Each tower will be designed by reputable architects and have been strategically placed to minimise shadowing. This ensures that important view lines are preserved and able to be enjoyed by the entire community.

WHAT SUSTAINABILITY MEASURES WILL BE IMPLEMENTED AT SANCTUARY?

As part of our commitment to community-centric principles, we look towards our key values of environmental, economic and social sustainability to create positive outcomes. We have successfully introduced a number of sustainable initiatives including a dual water supply network, rainwater management bio-swales, double glazed windows, and car-sharing capacities, in addition to designing a walkable community that is child friendly and inspires coexistence and co-prosperity.

WILL SANCTUARY IMPACT WENTWORTH POINT'S INTERNET COVERAGE?

Sekisui House has been working with NBN Co Limited to provide new infrastructure along Hill Rd and deliver the national wholesale open-access data network known as NBN to Sanctuary.