



SANCTUARY

BY SEKISUI HOUSE

## A PLACE FOR ALL

Sekisui House has worked closely with urban planners, architects and members of the Wentworth Point community 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.



# 50%

more child friendly  
public open space



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

# 3<sup>.23</sup> ha



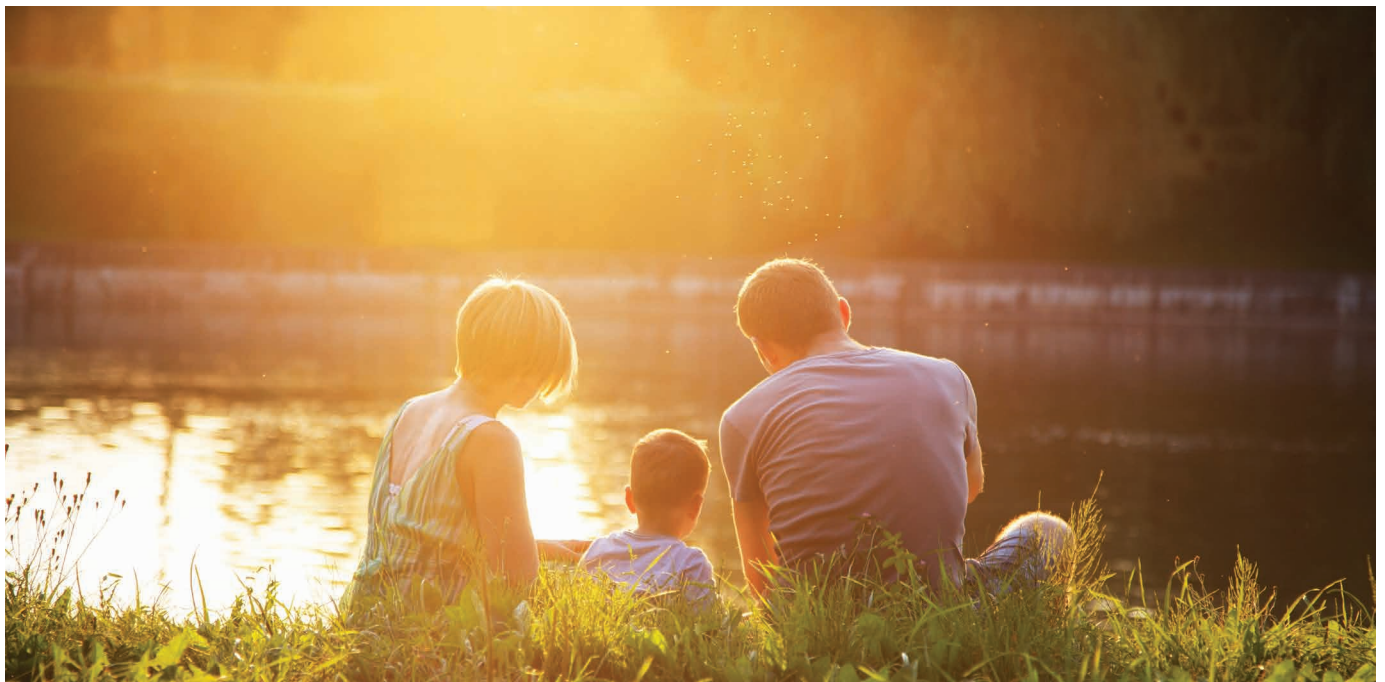
Over 4km of cycling  
and pedestrian  
friendly paths

# 4<sup>km</sup>



# 34%

of masterplan  
dedicated to public  
open space



ONE WITH NATURE

We have developed a vision, in close collaboration with the local community, 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



MICHI

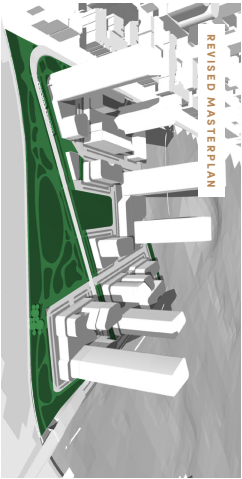
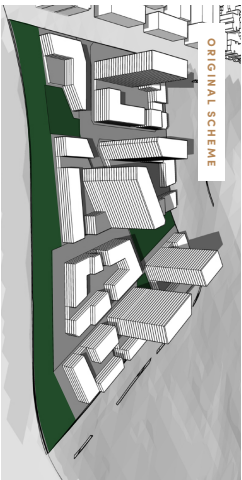


GOHON NO KI



EN BAI YUTAKA

- Creating communities that co-exist harmoniously with nature
- Encouraging vibrant interactions between people and place
- Ensuring bio-diversity through thoughtful native planting
- Carefully considering every element of the environment



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



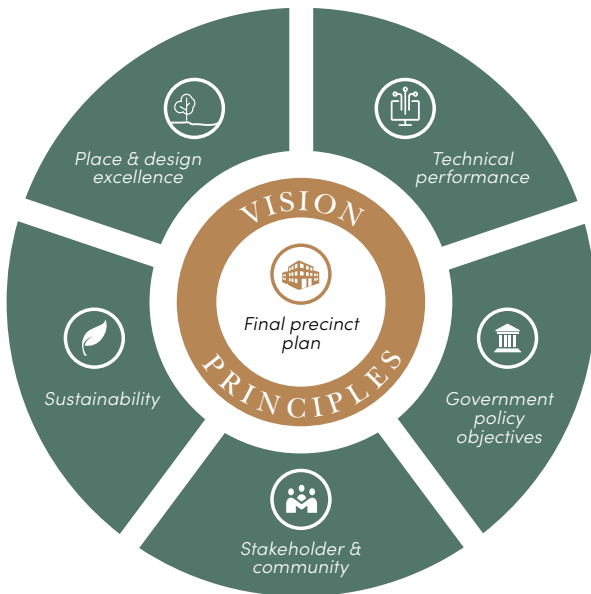
IMPROVED CONNECTION & MOBILITY

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



## 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, which will occur over a minimum 28-day exhibition period.
4. Assessment – the City of Parramatta Council reviews public submissions, after which the findings of the exhibition period are reported to elected representatives (Councillors) and will need to be endorsed in a public meeting for finalisation. Should Councillors resolve to proceed with the Planning Proposal, 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 which is currently under construction, is being delivered in two phases with our first residents moving 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**

## COUNCIL SUBMISSIONS

Please contact the City of Parramatta Council should you wish to make a written submission. All submissions received will be considered before a final decision is made by Council and should reference RZ/1/2018.

Email: [council@cityofparramatta.nsw.gov.au](mailto:council@cityofparramatta.nsw.gov.au)  
(please quote "RZ/1/2018" in the subject line)

Post: City of Parramatta Council  
P.O. Box 32  
Parramatta NSW 2124  
Att: Project Officer – Land Use Planning  
Subject: Exhibition of Planning Proposal for 14-16 Hill Road, Wentworth Point (RZ/1/2018)

Fax: (02) 9806 5913

For further information, please contact the Project Officer – Land Use Planning on 9806 5691.