

SANCTUARY

WENTWORTH POINT

MASTERPLAN PUBLIC DOMAIN AND LANDSCAPERE REPORT

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ISSUE C

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1

INTRODUCTION

1.1 VISION

Our vision for Sanctuary Wentworth Point is the creation of a thriving and connected community whereby its individual occupants are sustained physically, mentally, and spiritually through many opportunities for health and wellbeing.



1.2 DESIGN PRINCIPLES

SEKISUI DESIGN PRINCIPLES

- Love of humanity
- Beneficial to society
- People and places = attraction
- Designing parts for the whole
- Design creative, functional, timeless, comfortable, adaptable, provide services
- Tell a unique story

KEY THEMES

- Satoyama- interaction between people and nature
- Gohon no ki- encouraging planting of native vegetation
- n x yutaka- Principles of good design
- Michi- the user experience within the natural and built environment

DESIGN PRINCIPLES

- Social wellbeing,
- Physical integration,
- Connecting people,
- Legible street pattern and hierarchy,
- Enhance pedestrian permeability and improve connections,
- Maintain coherence through staging,
- Generous recreation space for residents and the public,
- Landscape and public domain to be responsive to built form,
- Set buildings within a 'landscape' setting,
- Maximise solar access to key open space use zones and
- Integrate sustainability initiatives into the landscape.



Gohon no ki



Satoyama



Michi



N X Yutaka

1.2 SITES INDIGENOUS CONTEXT

The Parramatta River foreshore had been frequently occupied by indigenous peoples prior to European settlement. The river was a great resource for the traditional owners, including providing marine food and water. The custodians of lands within and surrounding site were known as the Wann-gal nation. It is believed that they were associated with the Darug language group.

Though the long period of indigenous occupation and use is acknowledged, the presence of any archaeological deposits is difficult to obtain. This is a result of the long period of industrial land use across the site. Despite this difficulty, the descendants of the Wann-gal clan continue to play an important custodial role within site.



1.3 HISTORICAL CONTEXT

HISTORY OF THE SITE

The site has origins of moderately fertile land, maintained by and providing for the indigenous peoples. During the 19th Century, the site and surrounds were greatly modified, with a more industrial personality taking precedence over environment. This modification saw a series of industries occupying the land including colonial, State Abattoirs, State Brickworks and Chemical Industry. All levels of industry have had some level of impact on the site. Following over 80 years of industry, surrounding context underwent a process of remediation. Between 1992 - 2001 saw the largest remediation project of its kind in Australia, much of was in preparation for the 2000 Sydney Olympics. Pollution was either moved to designated waste mounds or capped, and the landscape turned into parkland. The site itself is underlain by man-made fill which includes a mixture of organic matter and waste materials. According to the 2013 Contamination Summary, it is suggested the site undergo further remediation to allow it to then be developed for intended purposes.



SITE AND SURROUNDS 1943



INDUSTRIAL USE - SALTWORKS, COLONIAL INDUSTRY, STATE ABBATTOIRS, STATE BRICKWORKS, CHEMICAL INDUSTRY



NEWINGTON ARMOURY - STORAGE OF EXPLOSIVES 1882-1996



SITE REMEDIATION 1992-2001

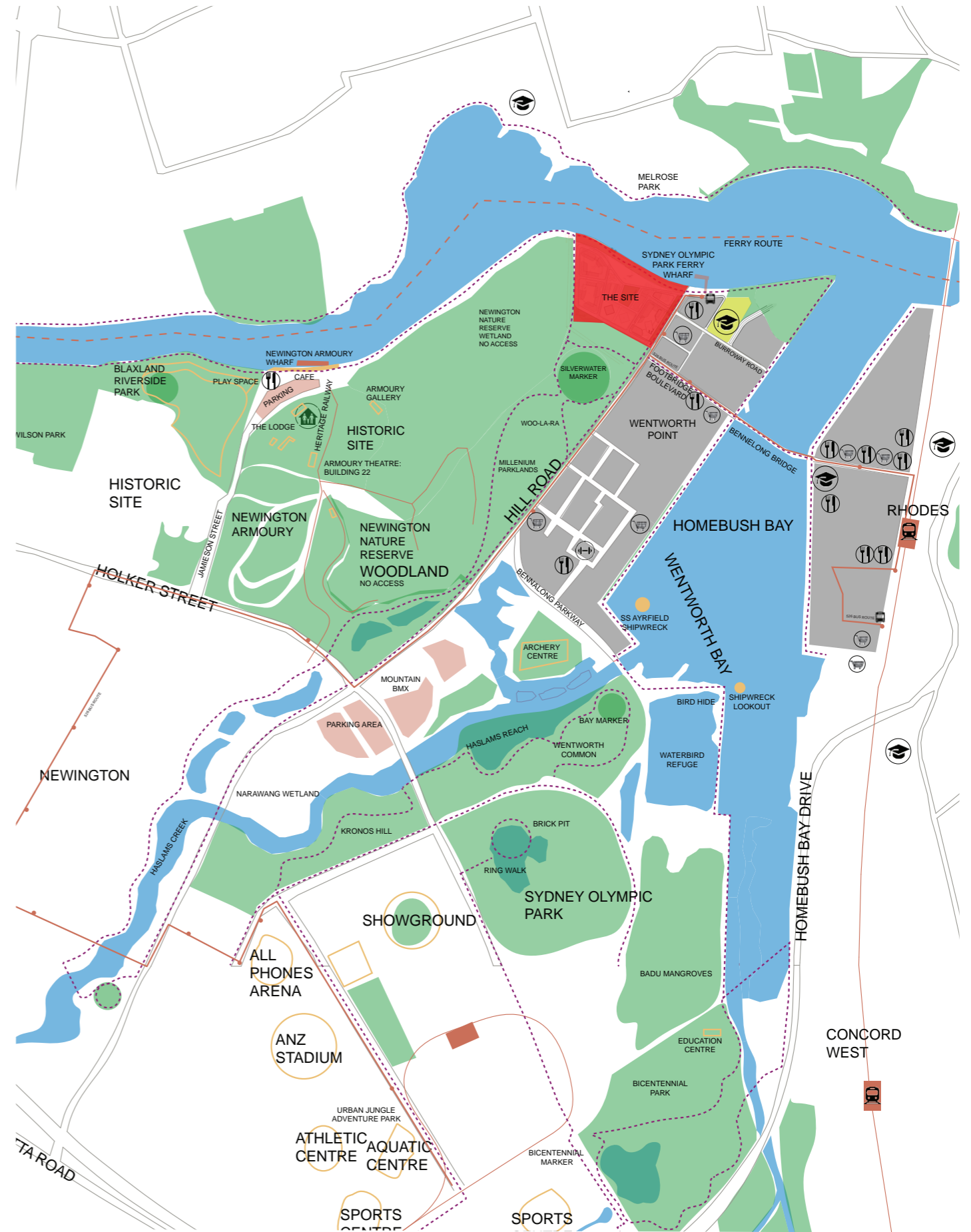


SYDNEY OLYMPICS 2000

1.4 URBAN CONTEXT

CONTEXT

The site sits prestigiously with two of its bounding interfaces focused on the natural assets of Sydney Olympic Park, Parramatta River and, Newington Nature Reserve. These natural assets will be retained in perpetuity securing the sites parkland and waterfront setting. The parklands are connected via a series of shared bike / pedestrian pathways which surround the site. Further West along the River and foreshore pathway is the Newington café precinct, featuring a popular regional gallery and Blaxland Riverside Park. The site's eastern boundary, Hill Road, adjoins the Wentworth Point Precinct, a north south oriented high density residential precinct extending along Homebush and Wentworth Bay. The north of the precinct contains a reasonable selection of commercial space, including shopping centres and eateries, and a public school, which support the local community. The site is connected more broadly, to the city via the adjacent ferry wharf, and to Rhodes via Bennelong pedestrian bridge. Opportunity exists to improve pedestrian connectivity between the site, river front, and surrounding parkland.



SURROUNDING DEVELOPMENT CHARACTER

Development within this region is redefining itself to align with more contemporaneous urban living. Urban form already is present in various manners. These range from recreational urban precincts, small scale commercial dwellings and more recently, large scale construction work. Future urban development will support growing population through the increased presence of high density living.



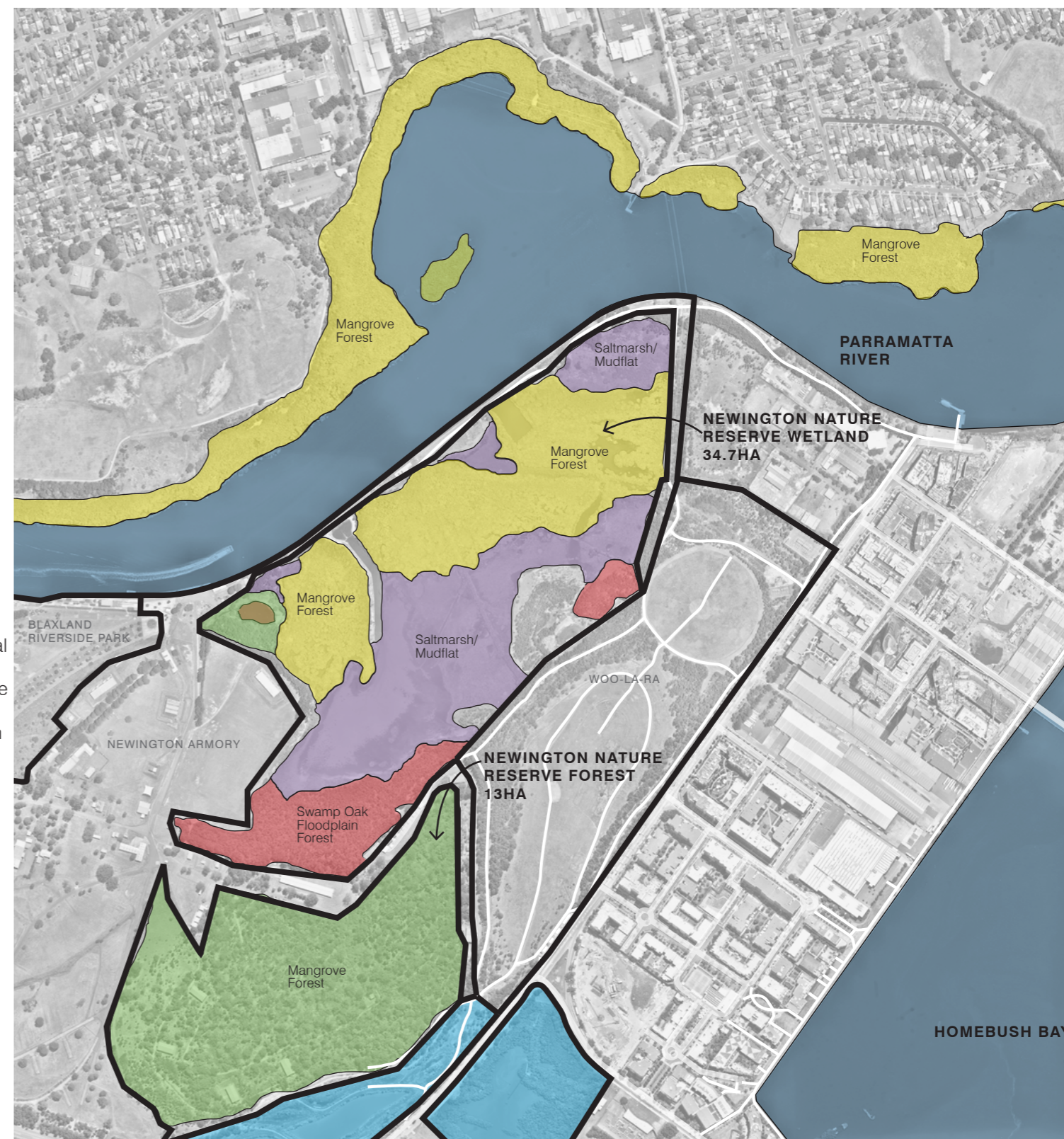
1.5 ECOLOGICAL CONTEXT

CONTEXT

The ecological region surrounding site is considered an area of high conservational value. Much of the precinct is considered to be of vital importance to the habitation of nomadic and migratory species. The natural landscape of the Newington Armament Depot and Nature Reserve comprises three general areas; grasslands, wetland and forest. This Newington Nature Reserve contains the only complete zonal succession of Eucalypt forest, Casuarina Forest, saltmarsh and mangroves in the Parramatta River estuary.

THE LOCAL ENVIRONMENT

The neighbouring Newington Nature Reserve Forest is an important nesting site for bush bird and bat species. It also contains 28 native species of regional conservation significance. The Newington Nature Reserve Wetland contains mangroves protected under the NSW Fisheries Management Act (1994). The Swamp Oak Floodplain Forest and Coastal Saltmarsh are each classified as an endangered ecological community under the NSW Threatened Species Conservation Act 1995 (TSCA). Mangroves are a vital component in the filtration of toxins from surrounding catchment into the Parramatta River and much is being done to preserve and increase their presence, thus intending to reduce the overall pollution levels currently seen in the River.



FAUNA AND FLORA OF SIGNIFICANCE



WILSONIA BACKHOUSEI - VULNERABLE



LAMPFRANTHUS TEGENS - RESTRICTED DISTRIBUTION



HALOSARCIA PERGRANULATA - RESTRICTED DISTRIBUTION



WHITE FRONTED CHAT - ONE OF TWO REMAINING POPULATIONS IN SYDNEY



WHITE STRIPED BAT - ONLY KNOWN ROOST IN SYDNEY



GREEN AND GOLDEN BELL FROG - ENDANGERED

28 NATIVE SPECIES OF REGIONAL
CONSERVATION SIGNIFICANCE

(UNCOMMON IN OTHER SIMILAR REMNANTS OF THE COMMUNITY)

144 SPECIES OF BIRDS

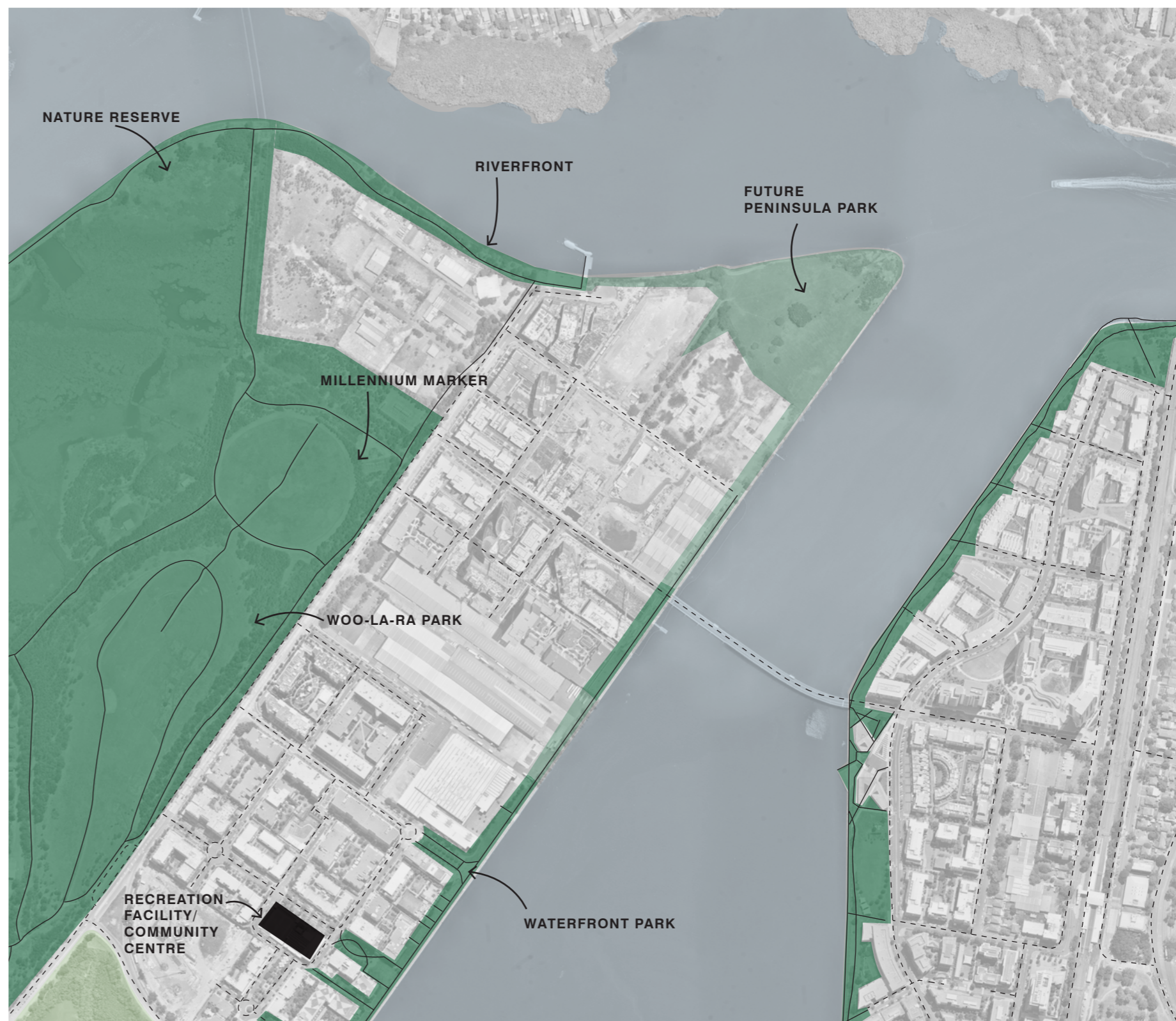
(INCLUDING MIGRATORY SPECIES)

1.6 OPEN SPACE CONTEXT

RECREATIONAL SPACE CONTEXT

Surrounding the site is a number of existing outdoor passive and active recreational opportunities afforded by the natural assets of the Parramatta River and Newington parklands. Recreation within the natural landscape may currently take the form of river activities, fishing, boating, peaceful river views, walking, jogging, cycling, and bird watching.

Further beyond the site recreational pursuits are afforded by a proposed waterfront park at the northern tip of Wentworth Point, the Rhodes western waterfront, Sydney Olympic Park, and Bicentennial Park.



OPEN SPACE CHARACTER

Currently, open space is influenced by the environmental context. Most notably the Riverfront and surrounding bush land. The views, activities and overall performance of open space is reliant on the preservation of these environmental elements



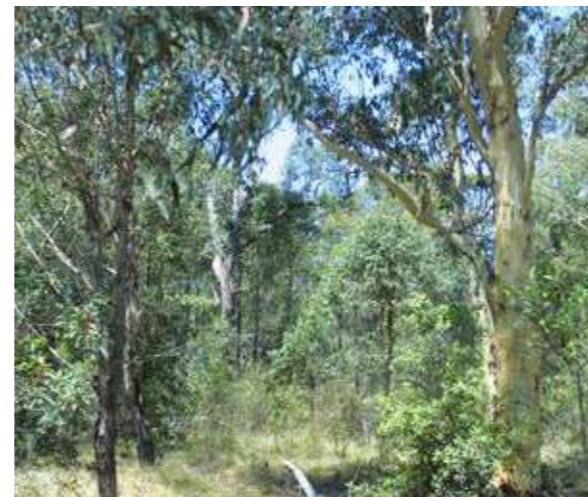
1. Foreshore Walk



2. Waterfront Development



3. Armoury Cafe Precinct



Newington Woodland Reserve



5. Newington Wetland Reserve



6. Millennium Marker



4. Sydney Olympic Park Ferry Wharf



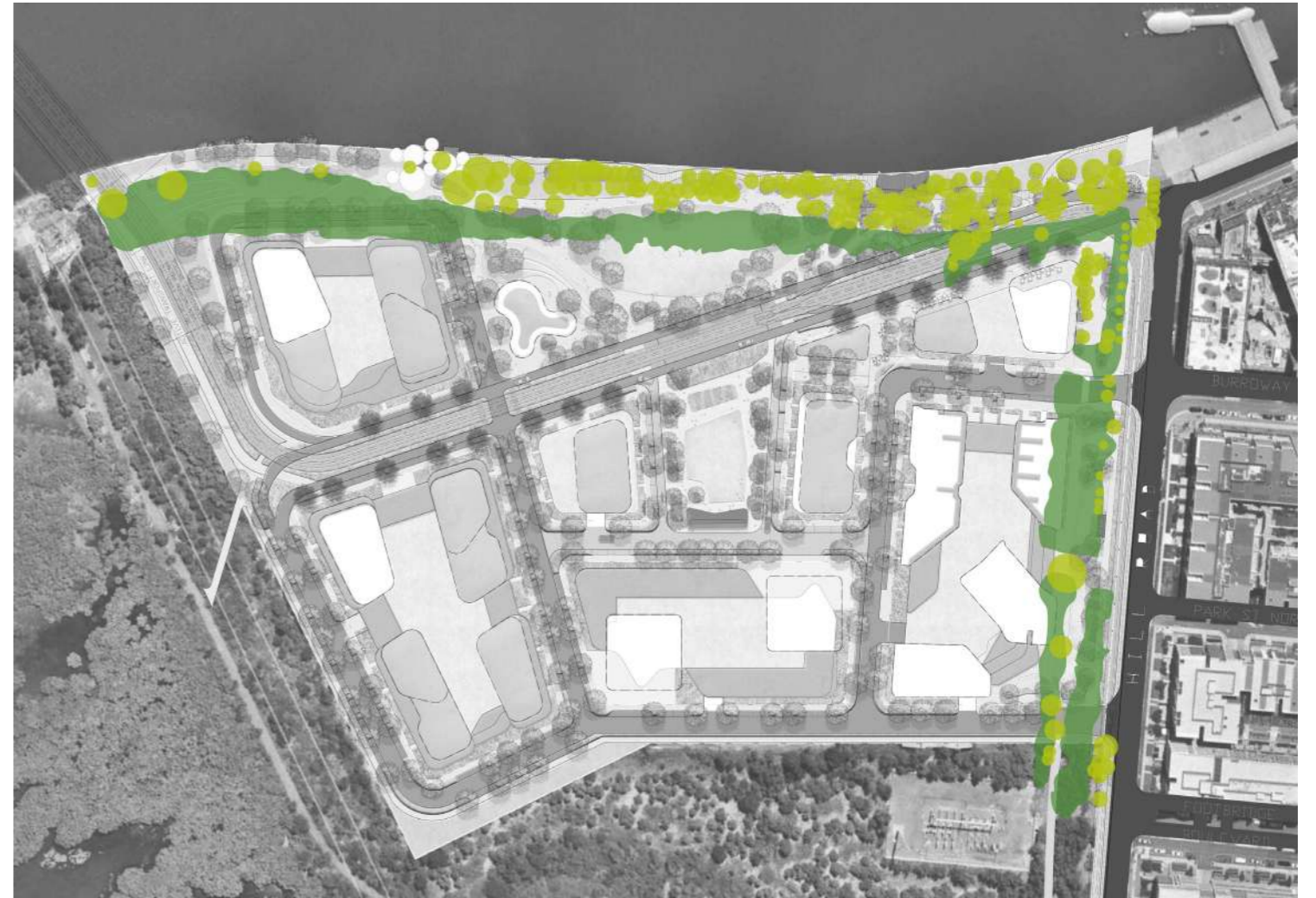
8. Woo-la-ra Park



9. Bennelong Bridge

EXISTING TREES

The existing tree species on site are dominated by Casuarina and Melaleuca. They are particularly dominant along the foreshore region. Dense Casuarina thickets physically and visually block the river from the development. There is opportunity to enhance the river front through selective removal.



LEGEND

- Casuarina
- Melaleuca / Eucalypt

Trees identified by aerial photograph only

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2

MASTERPLAN

2.1 STRUCTURE PLAN



Structure plan provided by Turner

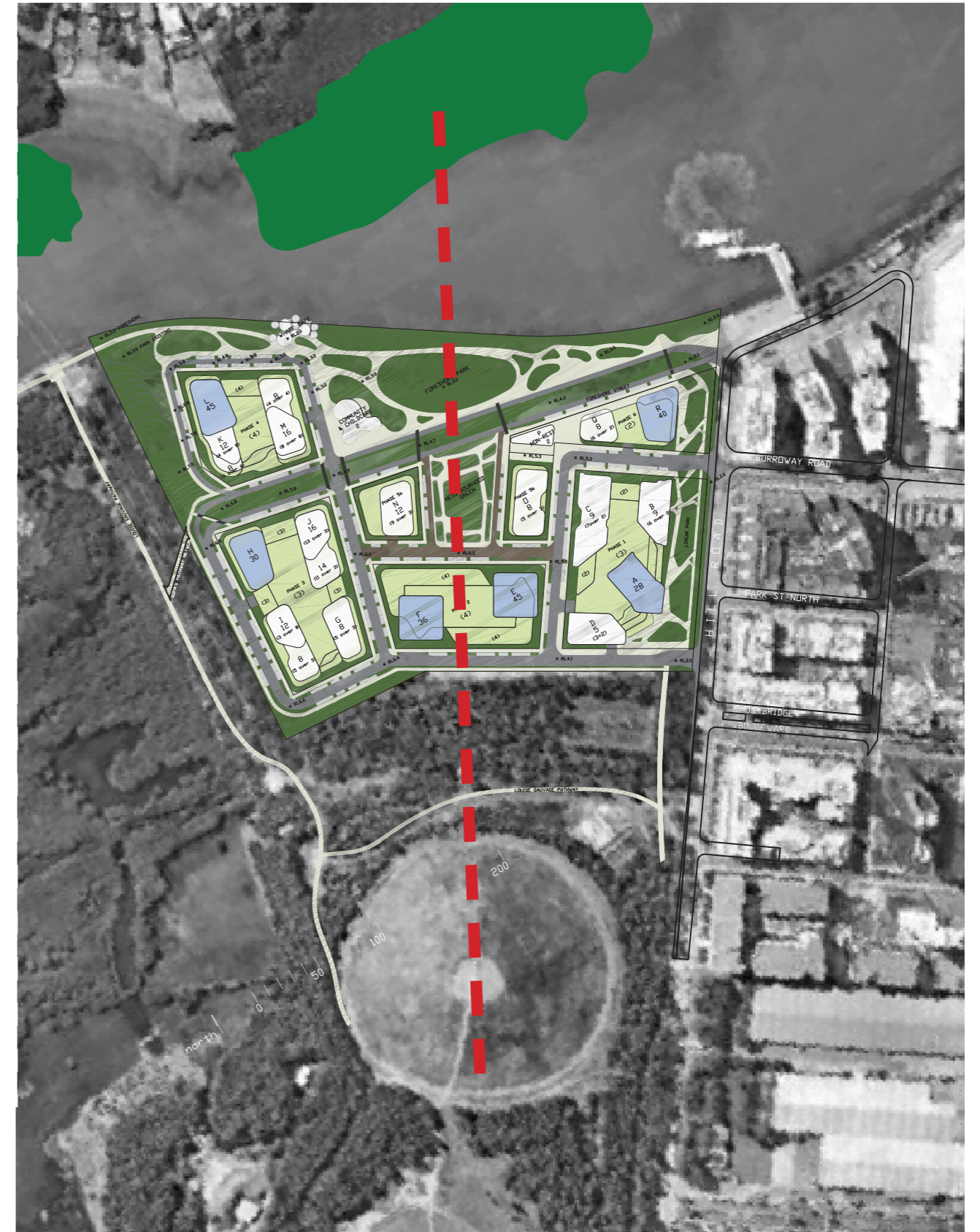
Legend

- | | | | | |
|-----------------------|------------------------------------|------------------|---------------------------------|------------------------|
| Site boundary | View corridor | Residential | Foreshore pedestrian/cycle link | Maritime plaza |
| Primary road | Indicative corridor for Light Rail | Active frontages | Open space | Homebush Bay foreshore |
| Indicative local road | | School | Pocket parks | Maritime precinct |

3

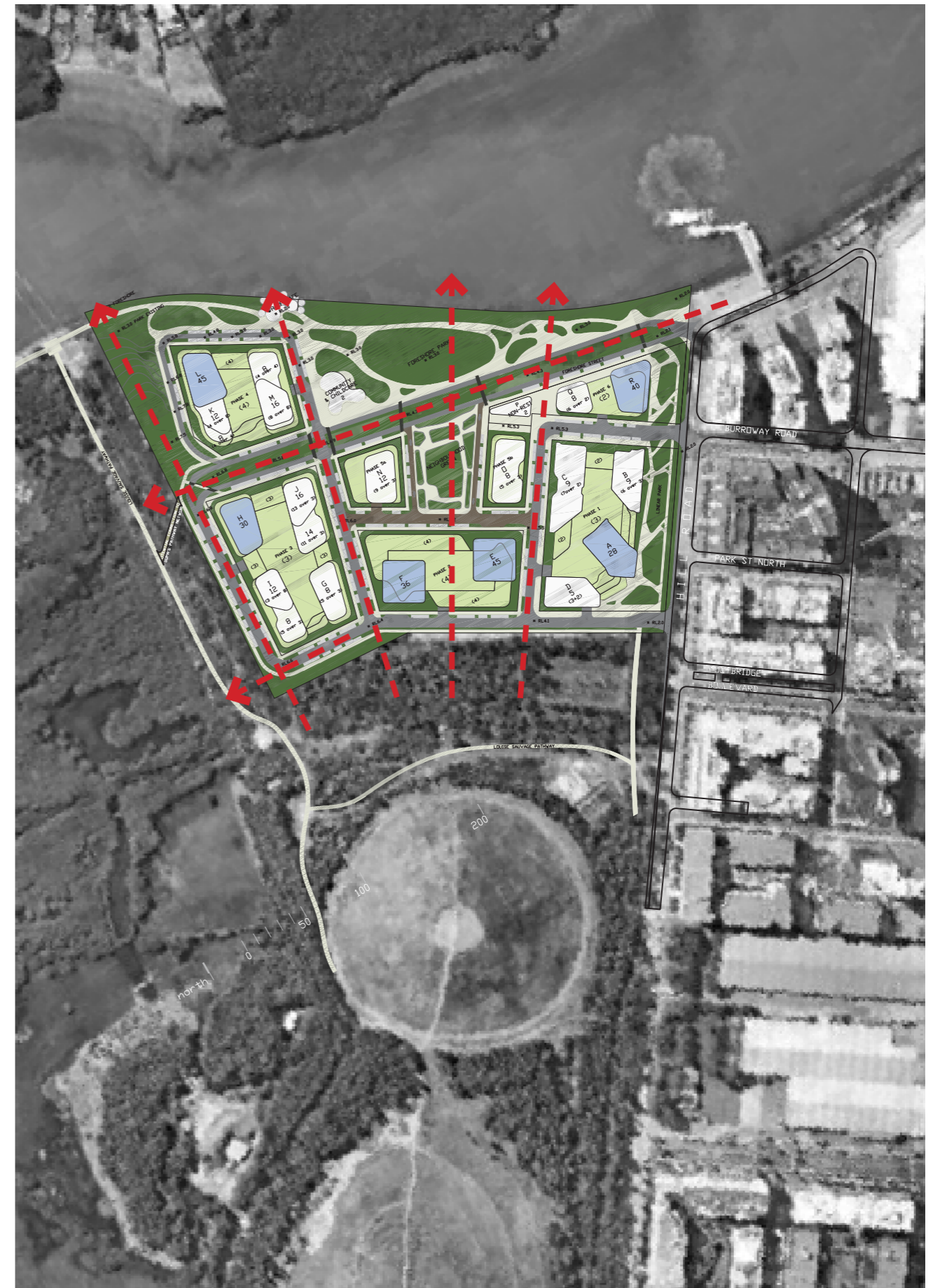
LANDSCAPE MASTERPLAN

3.1 MARKER ALIGNMENT



3.2 VISTAS

Extend the surrounding natural landscape through the site, creating vistas to and from the marker. Connecting parkland to the river front. Create a clear circulation through the site with framed views of and points of interest along the way. Boost local biodiversity, by permeating greenscape beyond the bounds of the existing parklands. Discouraging the naturalisation of introduced species within surrounding parkland. Structure building locations to maintain when views from existing marker.






3.3 PEDESTRIAN AND BIKE NETWORK

PARKLAND CONNECTIONS

Possible access connections between site and Newington Nature Reserve require consultation with the Sydney Olympic Park Authority (SOPA).

LEGEND

-  Existing Shared Pathway
-  Existing Foreshore River Walk
-  Potential Site Connections



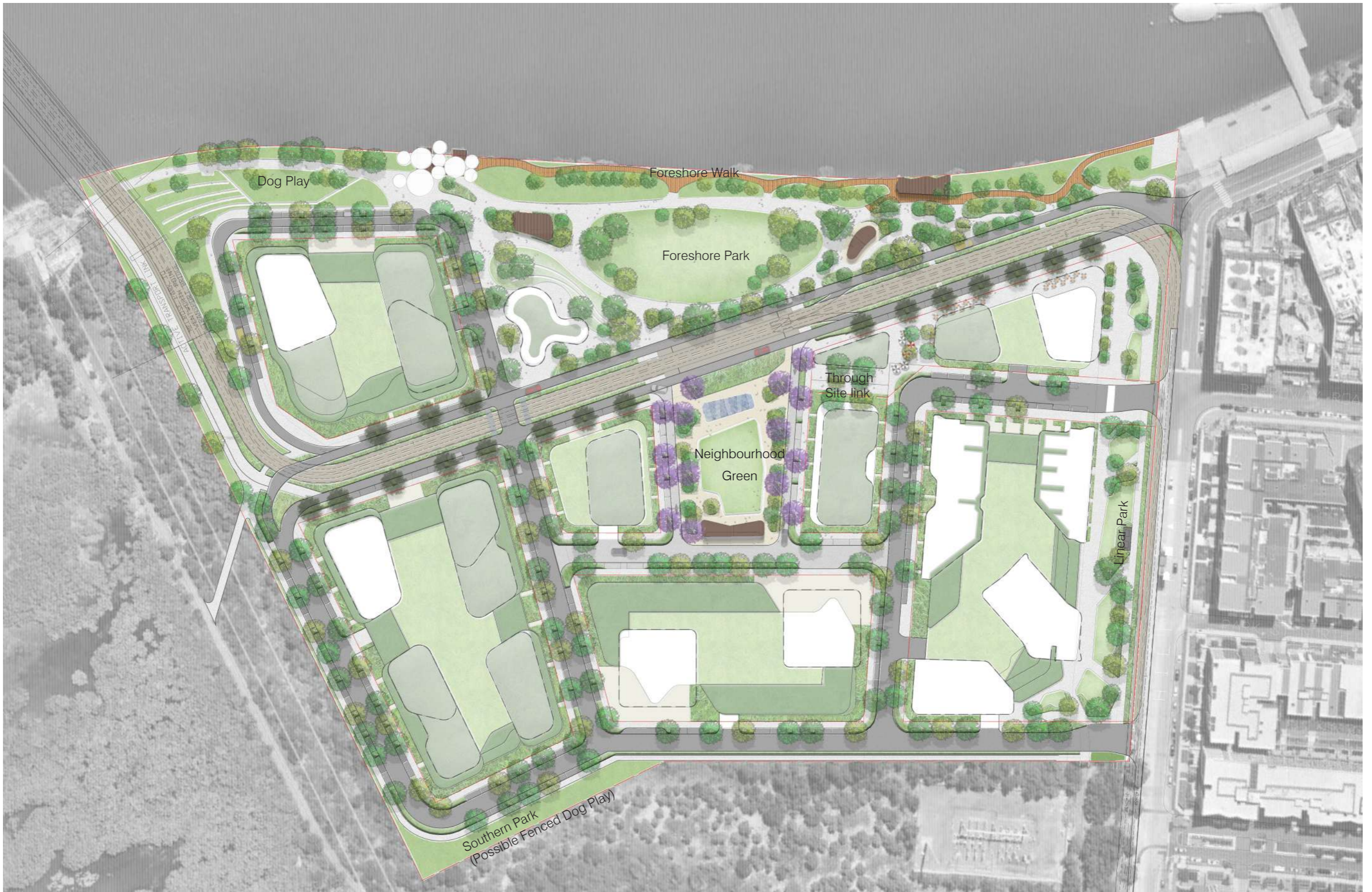
Shared network connections

3.4 ILLUSTRATIVE MASTERPLAN - PRE-ADOPTION OF LIGHT RAIL



Scale 1-1500 @A3

3.5 ILLUSTRATIVE MASTERPLAN - POST-ADOPTION OF LIGHT RAIL



Scale 1-1500 @A3



3.6 PUBLIC DOMAIN AND LANDSCAPE STRUCTURE PLAN

OPEN SPACE

A series of open spaces will each reinforce a particular spatial typology, ranging from active to passive, with potential to be both simultaneously. The distribution of parks will enhance levels of residential amenity and increase casual surveillance. Importantly, all spaces will respond to ecological context.

Foreshore Park: 16,450m² / 1.645 Ha (Public Reserve)








Neighbourhood Green: 3085m² / 0.30Ha (Publicly accessible)

Linear Park: 3770m² / 0.37 Ha (Publicly accessible)

Southern Park (Possible Fenced Dog Play): 1010m² / 0.10 Ha (Public Reserve)



LEGEND

- | | |
|--|---|
|  Foreshore Park |  Through Site Link |
|  Neighbourhood Green |  Proposed Light Rail |
|  Southern Park (Possible Fenced Dog Play) |  Verge Planting |
|  Linear Park | |

BASEMENT/GROUND

The development has 49.5% of the total site area as ground (non basement).

- Total Site Areas: 94,580 m²
- Total Ground Areas: 46,861 m²

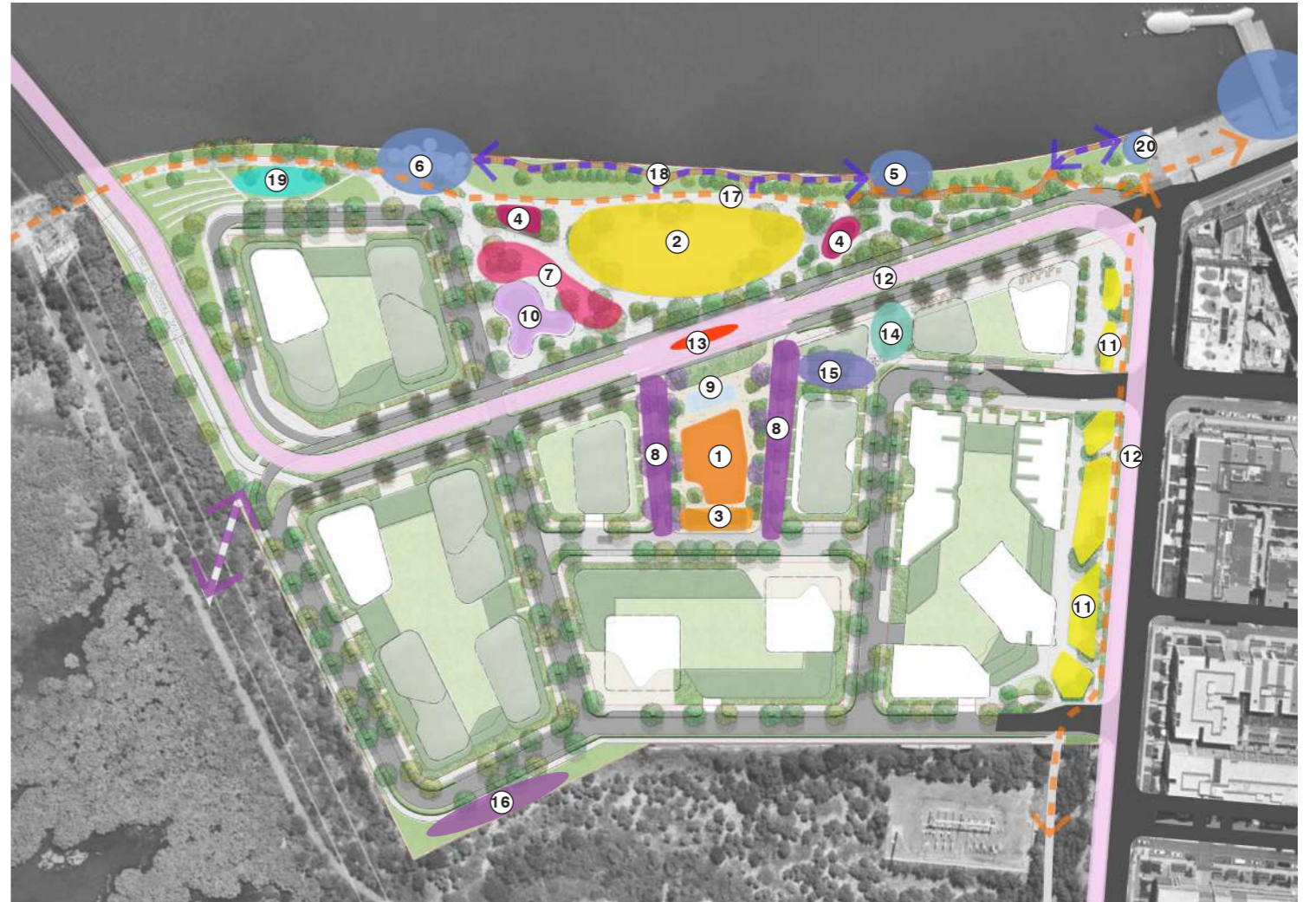


LEGEND

- Areas capable of deep soil planting

3.7 PLACE AND SPACES

Provide a series of recreation and community spaces within the public domain.



LEGEND

- | | | | | | |
|---|---------------------------------|---|--|---|-----------------|
| ① | Neighbourhood Green | ⑨ | Waterplay | ⑰ | Shared Path |
| ② | The Green | ⑩ | Community Building | ⑱ | Foreshore Walk |
| ③ | Community Shelter | ⑪ | Passive Recreation Zones | ⑲ | Dog Play |
| ④ | BBQ Facilities | ⑫ | Proposed Lightrail | ⑳ | Foreshore Plaza |
| ⑤ | Observation Deck | ⑬ | Proposed Lightrail stops | | |
| ⑥ | Cafe/River Room | ⑭ | Cafe breakout space | | |
| ⑦ | Bleacher Seating | ⑮ | Throughsite link | | |
| ⑧ | Spring Walks - Jacaranda Avenue | ⑯ | Southern Park (Possible Fenced Dog Play) | | |

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4 PUBLIC DOMAIN

4.1 VISION

The vision for Sanctuary Wentworth Points public domain is the creation of a series of active, diverse & thriving open spaces for both the Sanctuary resident and the surrounding Wentworth Point community. The public domain will tie into the existing foreshore shared path with a 1.645Ha foreshore park linking in with the Armoury Precinct, Millennium Park and the future Peninsula Park.



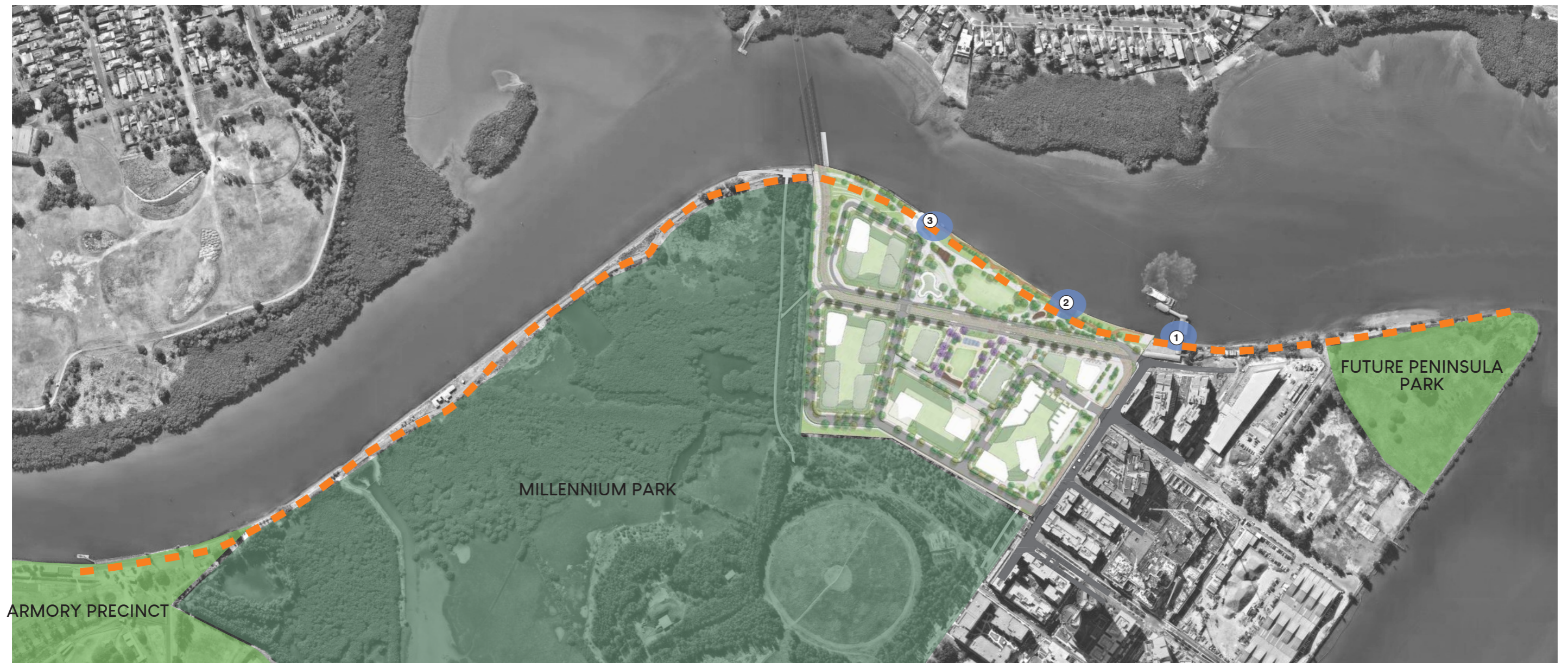
4.2 THE RIVERFRONT

VISION

The foreshore will be activated by a 1.645ha riverfront park accompanied by the upgrade of the existing shared riverfront pathway and a collection of River Rooms. The two new River Rooms will join the Armoury Cafe and Ferry Wharf. The room nearest the Ferry Wharf embodies a more passive character, offering a simple observation/viewing deck outwards onto the River. A shaded wharf cafe sits central, activated by co-located BBQ facilities & the Village Green.

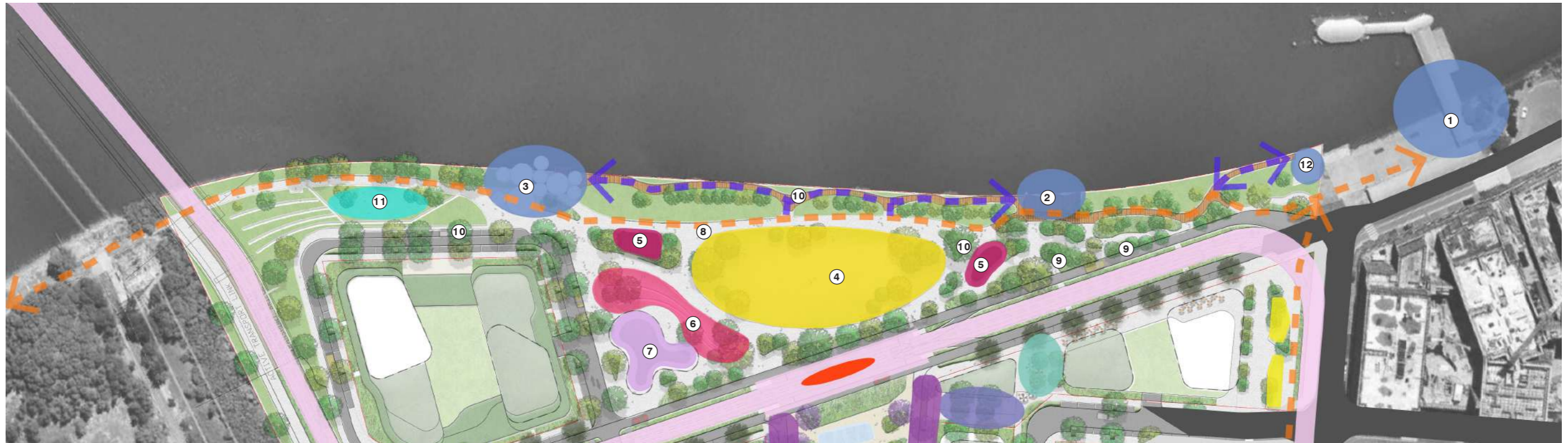
LEGEND

1. Ferry Wharf (existing)
2. Observation Deck
3. Wharf Cafe



THE FORESHORE PARK

The vision is to activate the river front as a key recreational space of the site, providing a large 0.30ha village green bounded by 2 BBQ shelters. The riverfront park provides an intricate piece in the broader river front strategy. Incorporate diverse placemaking facilities catering for the various needs and recreational pursuits of the local community. Provide a spatial hierarchy enabling large gathering and quiet solace. Improve ecological values of the area through the inclusion of a greater diversity of tree and understorey species.



FACILITIES AND AMENITIES

- | | |
|------------------------------|-----------------------------------|
| 1. Ferry Stop | 7. Community building |
| 2. Observation Deck | 8. Shares Pedestrian & Cycle Path |
| 3. Wharf Cafe | 9. Possible Integrate WSUD |
| 4. The Green | 10. Foreshore Walk |
| 5. BBQ Facilities | 11. Dog Play |
| 6. Bleacher Seating in grass | 12. Foreshore Plaza |



1. The Green



2. Bleacher Seating & Community Building



3. Riverside Walks





4. Foreshore Walk

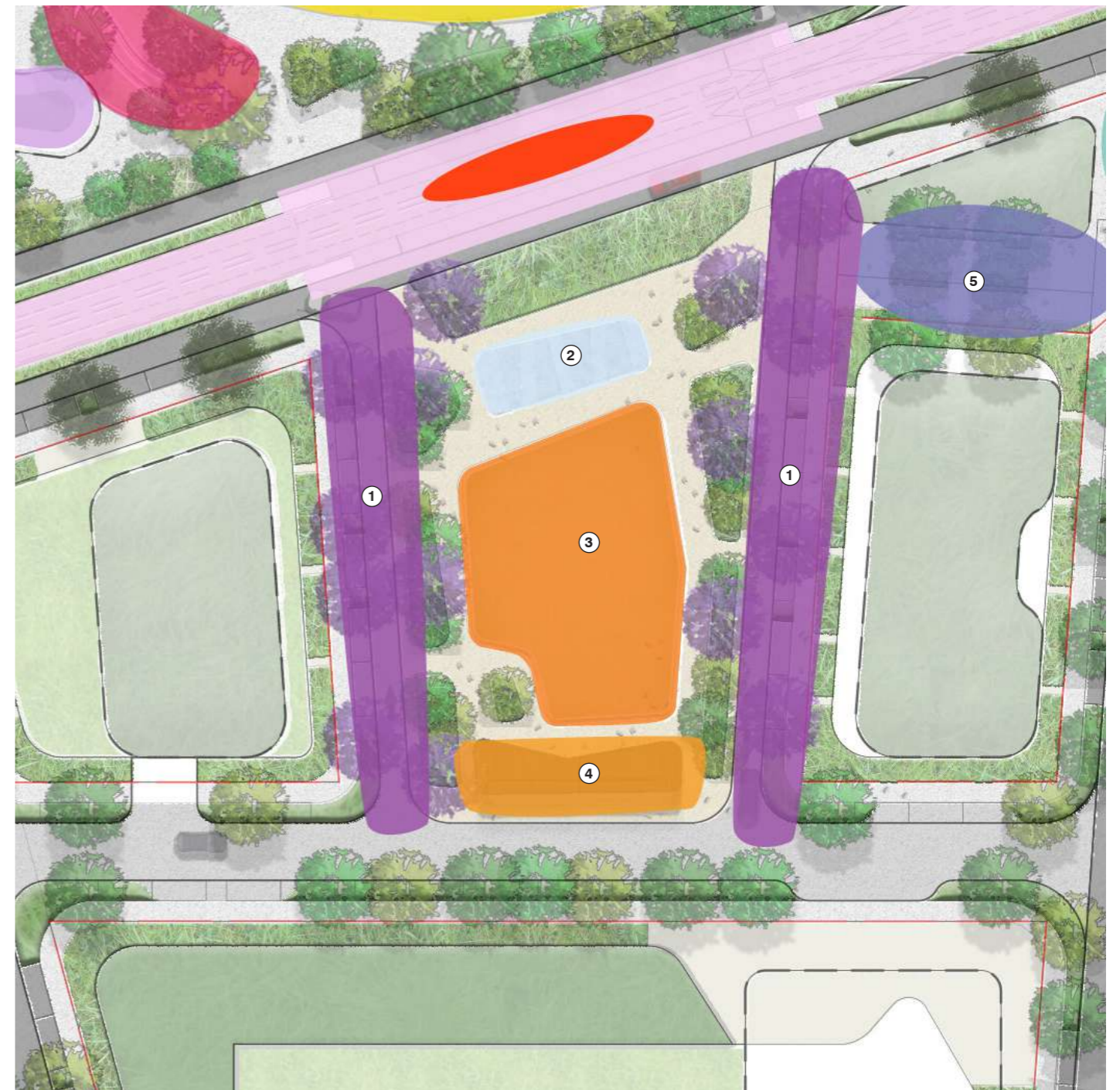
4.3 NEIGHBOURHOOD GREEN

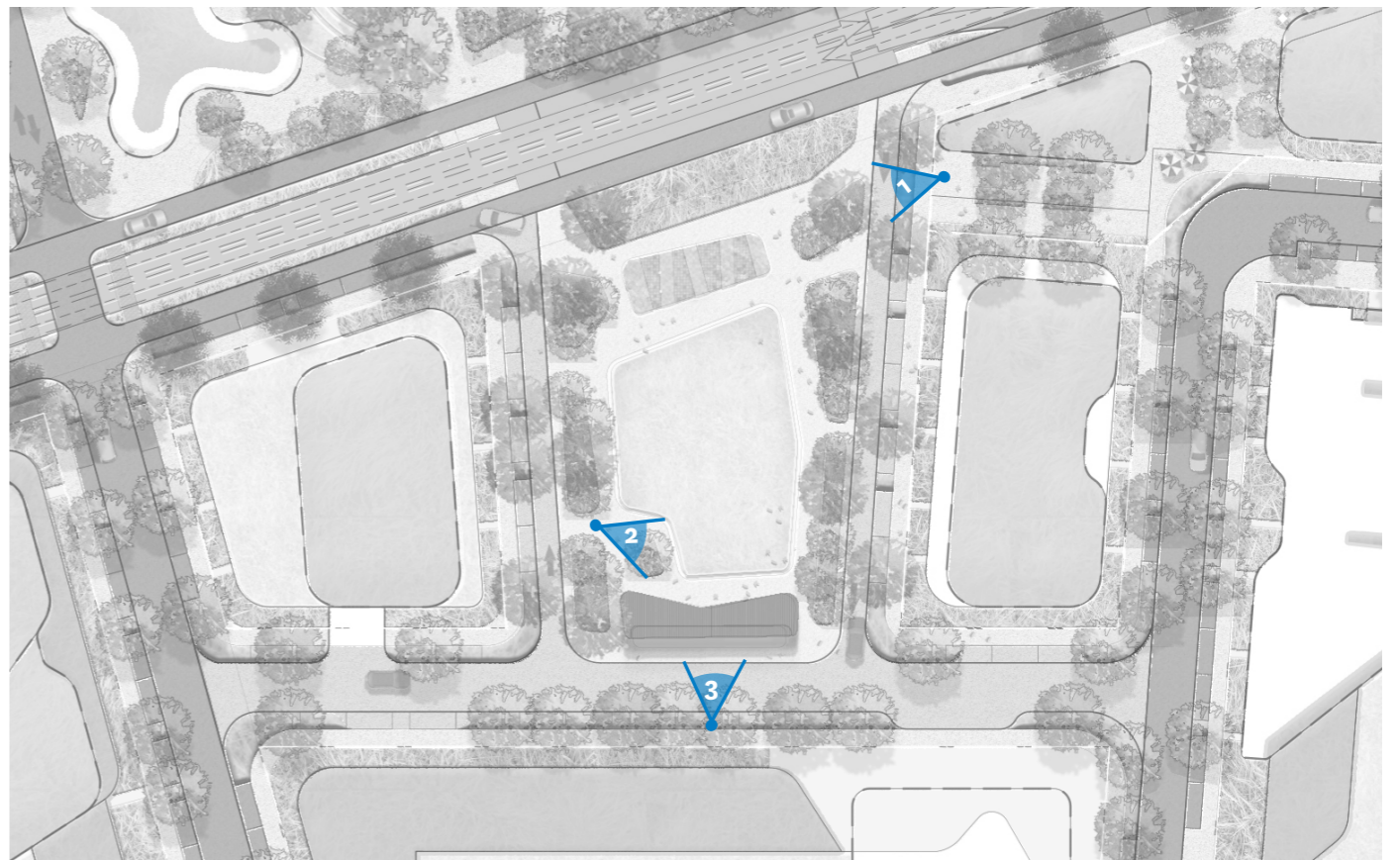
VISION

The Neighbourhood Park responds to the needs of the local community. The park offers a range of amenities at a central location allowing for the passive and active recreational needs of the surrounding residents. The park accommodates seating, shade, waterplay and a central greenspace, with a shelter co-located at the southern end of the park.

FACILITIES AND AMENITIES

1. Spring Walks - Jacaranda Avenue
2. Waterplay
3. Neighbourhood Green
4. Community Shelter
5. Through Site Link





4.4 LINEAR PARK

VISION

The vision for the Linear Park is encapsulated in the principle of creating moments for spaces and spaces for moments. All of which are 'micro' and exist as small, readily accessible informal passive spaces. The Linear Park will incorporate the proposed future light rail corridor while upgrading and enhancing the existing shared path.

LEGEND

1. Proposed Light Rail
2. Passive Recreation Zones
3. Shared Path





4.5 PEDESTRIAN PRIORITY PRECINCT

The Sanctuary precinct will adopt a pedestrian priority principles of slow streets (<30km/h) provide an environment that is safe for pedestrians and cyclists. Additionally by introducing visual impacts, such as trees in parking bays, raised thresholds and difference in paving types, vehicles become aware that the street is pedestrian priority.



LEGEND

 Pedestrian Priority Precinct

4.6 STREET TYPES

Streets are a key component of the public domain, providing vehicle and pedestrian connections and, greenery throughout the site. Shared streets and through site links have been incorporated to maximise permeability and pedestrian safety at key locations. An internal core of shared streets has been strategically allocated to connect key developments with parkland, open space and, community facilities.



LEGEND

- Primary Road
- Shared Street
- Boundary Road
- Local Street
- Waterfront Street

4.7 STREET TREES

<p>Red Parkland Interface</p> <p><i>Corymbia gummifera</i> <i>Alphitonia excelsa</i> <i>Eucalyptus racemosa</i></p> <p>Green Hill Road</p> <p><i>Melaleuca styphelioides</i> <i>Eucalyptus botryoides</i> <i>Eucalyptus robusta</i></p> <p>Pink River Front - North</p> <p><i>Melaleuca quinquenervia</i> <i>Alphitonia excelsa</i> <i>Angophora floribunda</i></p> <p>Blue River Front South</p> <p><i>Araucaria heterophylla</i></p> <p>Yellow Local Streets</p> <p><i>Angophora floribunda</i> <i>Eucalyptus baueriana</i> <i>Eucalyptus robusta</i> <i>Ficus Rubiginosa</i> <i>Syncarpia glomulifera</i> <i>Lophostemon confertus</i></p> <p>Purple Community Green</p> <p><i>Jacaranda mimosifolia</i></p>	<p>Red Bloodwood Red Ash Scribbly gum</p> <p>Prickly-leaved paperbark Southern Mahogany SwamoMahogany</p> <p>Broad-leaved paperbark Red Ash Rough-barked apple</p> <p>Norfolk Island Pine</p> <p>Rough-barked apple Blue Box SwamoMahogany Port Jackson fig Turpentine Brush box</p> <p>Blue Jacaranda</p>
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4.8 STREET TREE PALETTE

Street tree selection is recommended in accord with the following principles:

- Promote planting that supports the local ecosystem,
- Visually and ecologically connect with surrounding natural systems,
- Avoid species with a potential to naturalise within the surrounding parkland,
- Shade hard surfaces to minimise heat loading, and
- Shade pedestrian walkways



Alphitonia excelsa



Araucaria heterophylla



Angophora floribunda



Banksia integrifolia



Buckinghamia celsissima



Corymbia gummifera



Cupaniopsis anarchooides



Eucalyptus botryoides



Eucalyptus baueriana



Eucalyptus racemosa



Eucalyptus robusta



Ficus Rubiginosa



Jacaranda mimosifolia



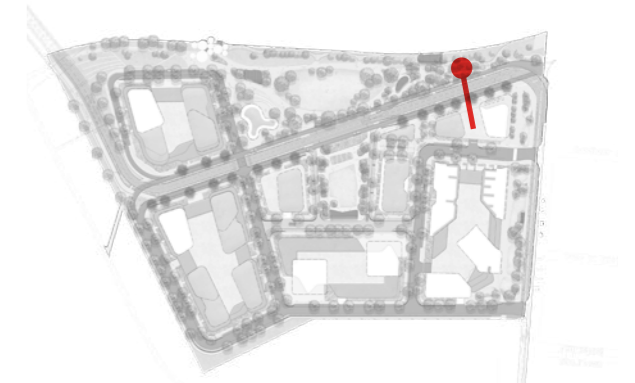
Lophostemon confertus



Melaleuca quinquenervia



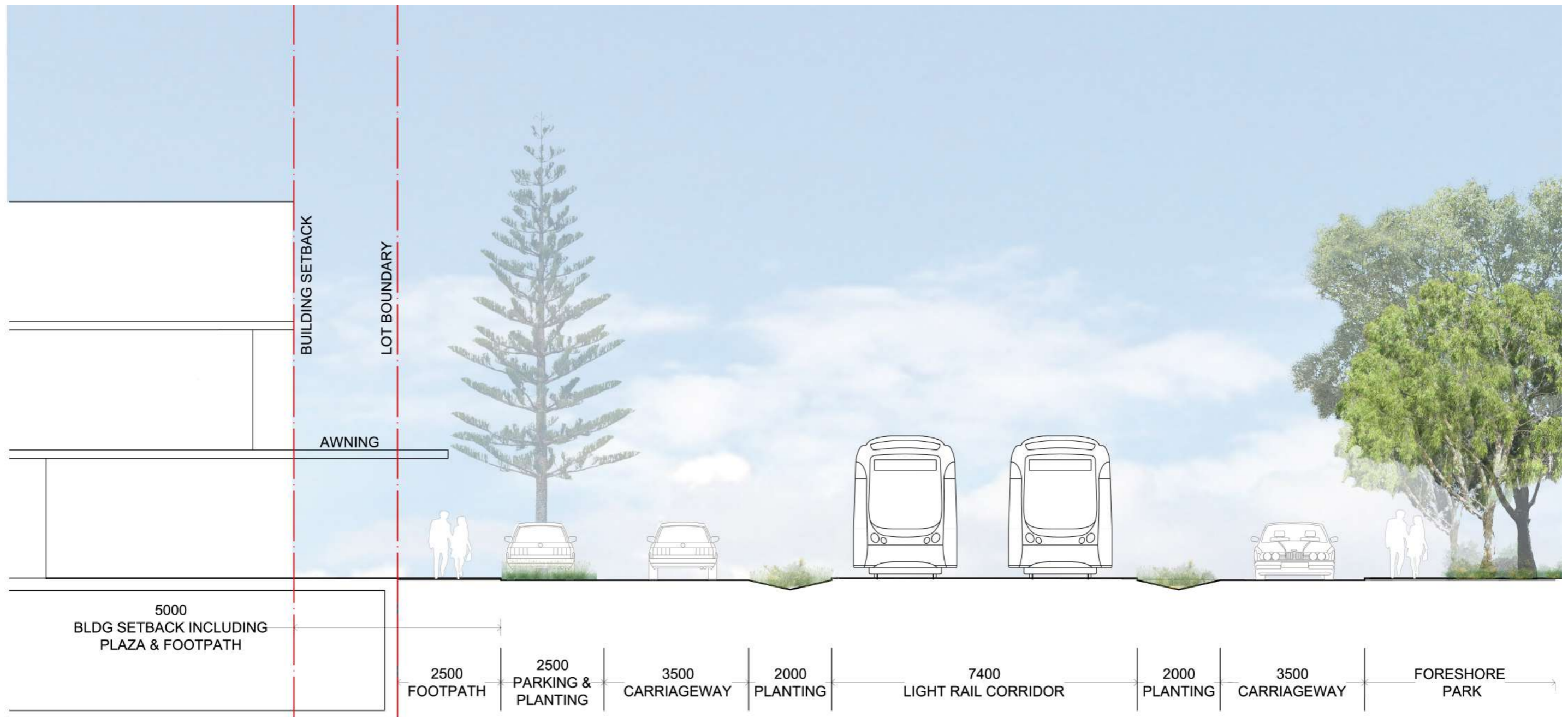
Syncarpia glomulifera



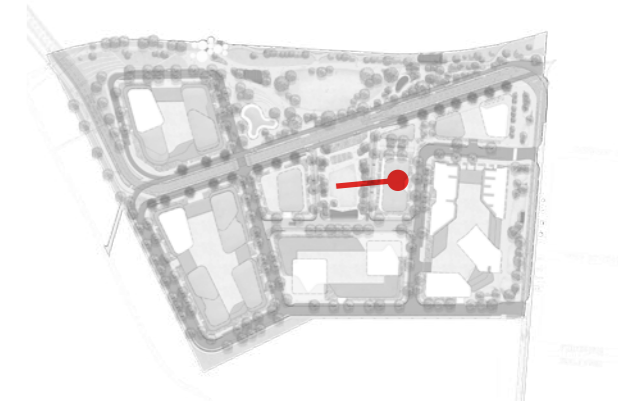
4.9 TYPICAL STREET SECTIONS

WATERFRONT STREET

Increasing physical access between the foreshore and the dwellings opposite, while also improving pathways aesthetically and functionally. Vegetation provides shade amenities without obscuring neighbourhood surveillance.







NEIGHBOURHOOD GREEN SHARED STREET

Shared zones allow pedestrians, cyclists and low speed vehicles to share the same space.

By removing the formal distinctions between spaces dedicated to pedestrians, cyclists and vehicles, streets become shared by everyone and each user becomes increasingly aware of others, allowing for safe movement and a larger variety of activities.

Shared streets provide pedestrians the right of way. By removing kerbs and creating a flush threshold with differentiated paving, vehicles become aware that the street is pedestrian priority.

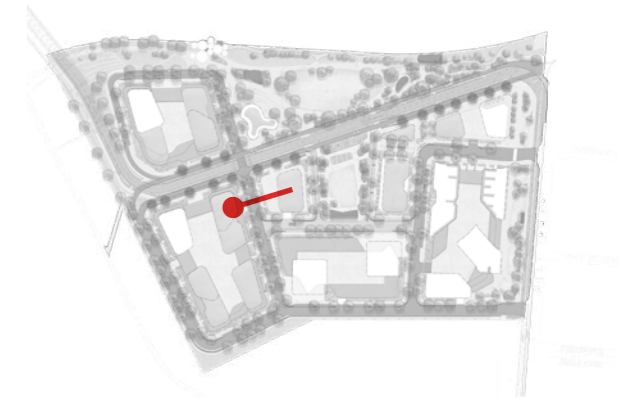
With the inclusion of other elements such as trees and street furniture to help decrease carriageway widths and visually interrupt vehicles, resulting in reduce speed widths, creating an environment that is safe for pedestrians and cyclists.





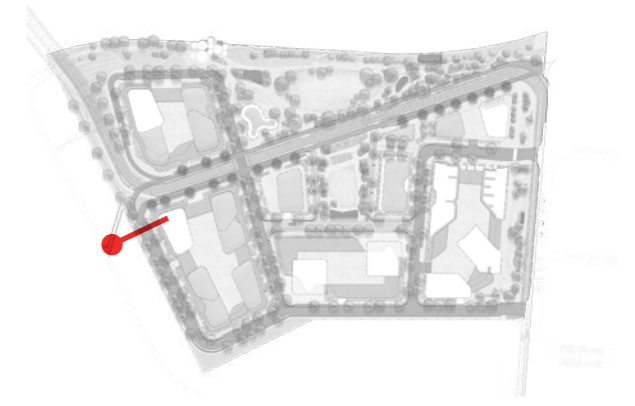
RESIDENTIAL STREET

The alignments of the residential streets extends the views & vistas from the millennium parklands to the river, through street planting and low level vegetation that reflect native species found within the region. Offering the amenities of shade and security without obscuring vision.



BOUNDARY SECTIONS

Creating more fluid relationships between dwelling, transport, passage and environment. Staging streetscapes to improve visual relationships from one end to another.



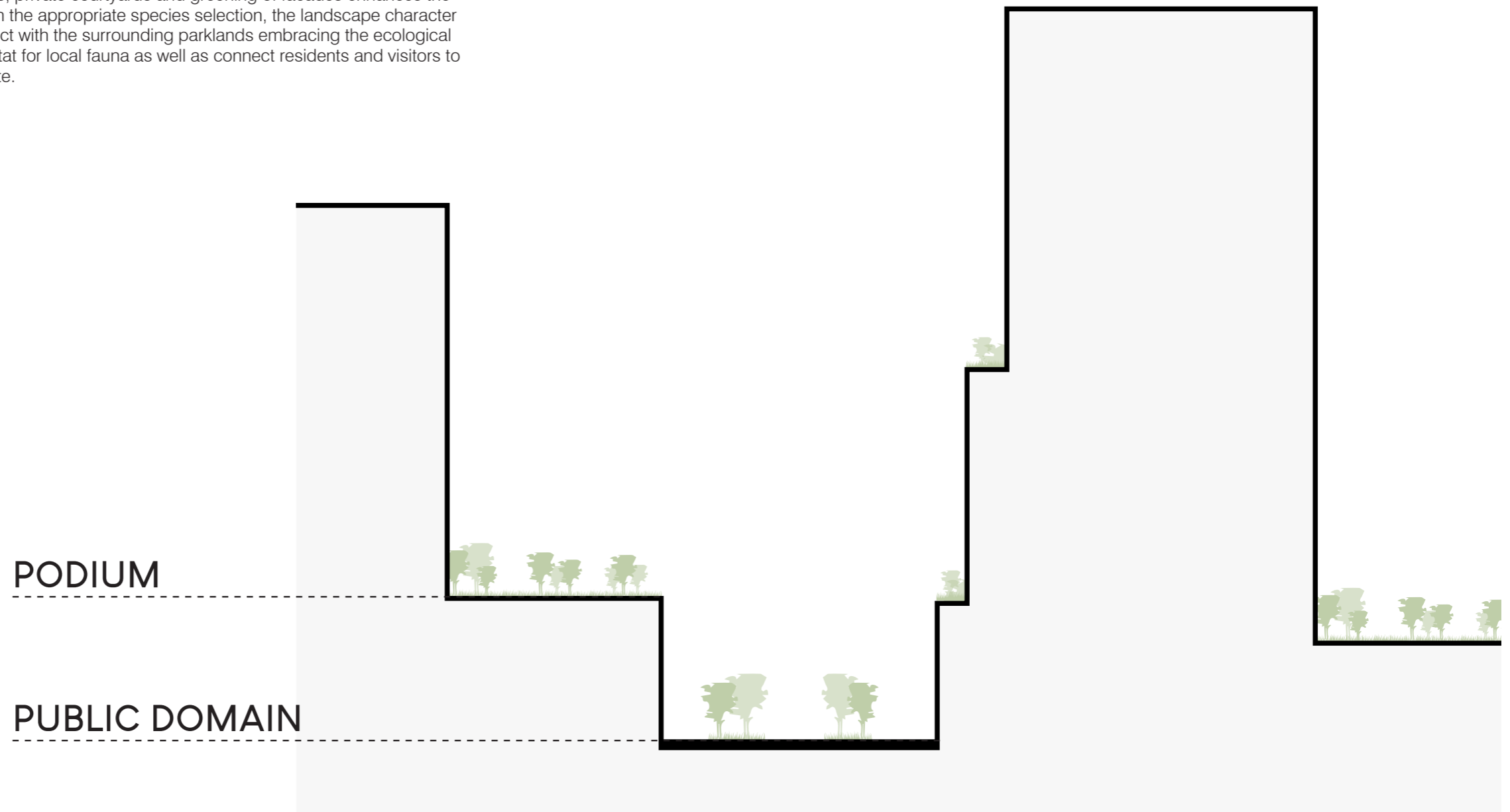
5

PRIVATE DOMAIN



5.1 PRIVATE DOMAIN PRINCIPLES

The private domain is an important component in the overall greening of the development. The landscaping of the podiums, private courtyards and greening of facades enhances the site's landscape quality. Through the appropriate species selection, the landscape character of the private domain will connect with the surrounding parklands embracing the ecological character in providing new habitat for local fauna as well as connect residents and visitors to the broader landscape of the site.



5.2 SETBACK PLANTING

Ground Level Trees

Alphitonia excelsa
Callistemon salignus
Corymbia eximia
Elaeocarpus reticulatus
Flindersia australis
Melaleuca bracteata
Melaleuca stypheliodes
Tristaniopsis laurina
Waterhousia floribunda

Red ash
 White bottlebrush
 Yellow bloodwood
 Blueberry ash
 Crows Ash
 Black tea-tree
 Prickly-leaved paperbark
 Watergum
 Weeping lilli pilli

Setback planting

Baeckea linifolia
Baeckea virgata
banksia spinulosa
Correa alba
Crinum pedunculatum
Dianella revoluta
Ficinia nodosa
Grevillea obtusifolia
Grevillea rosmarinifolia 'Lutea
Lomandra 'Lime Tupe'
Lomandra Longifolia
Melaleuca nodosa
Pelargonium australe applause
Poa sieberiana
Scaevola 'Blue Wonder'
Westringia Fruticosa

Flax-leaf Heath Myrtle
 Heath Myrtle
 Hairpin Banksia
 Correa
 Swamp Lily
 Blueberry Lily
 knotted club-rush
 Grevillea
 Grevillea
 Little Lime Mat-rush
 Mat-Rush
 Prickly-leaved Paperbark
 Native storksbill
 Grey tussock-grass
 Fan Flower
 Coastal rosemary



LEGEND

- Building Setback Planting - Street interface
- Building Setback Planting - Roof/Podium levels

5.3 INDICATIVE SETBACK PLANTING PALETTE

Plant selection is recommended in accord with the following principles:

- Promote planting that supports the local ecosystem,
- Visually and ecologically connect with surrounding natural systems,
- Avoid species with a potential to naturalise within the surrounding parkland,
- Create a lush and vibrant streetscape
- Soften building footprint



Callistemon salignus



Corymbia gummifera



Elaeocarpus reticulatus



Flindersia australis



Lophostemon confertus



Melaleuca bracteata



Melaleuca quinquenervia



Tristaniopsis laurina



Waterhousia floribunda



Baeckea linifolia



Baeckea virgata



Banksia spinulosa



Correa alba



Crinum pedunculatum



Dianella revoluta



Ficinia nodosa



Grevillea obtusifolia



Grevillea rosmarinifolia
'Lutea'



Lomandra 'Lime Tupe'



Lomandra Longifolia



Melaleuca nodosa



Pelargonium australe
applause



Poa sieberiana



Scaevola 'Blue Wonder'

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