

An architectural rendering of a modern urban development. In the foreground, a paved walkway leads through a landscaped area with low-lying green plants and purple flowers. Several people are walking along the path: a couple in the lower left, two women in the middle ground, and a man with a dog on the right. In the background, a tall, modern apartment building with a curved facade and balconies stands next to a street where a red and white tram is visible. Large, mature trees with green foliage are scattered throughout the scene, and a modern glass skyscraper is visible in the far background under a clear sky.

WENTWORTH POINT SANCTUARY

Urban Design Justification

Peer Review Report
February 2019



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SANCTUARY IS SYDNEY'S URBAN GEM

INTRODUCTION

THE OPPORTUNITY

On the shores of Sydney Harbour, Wentworth Point is undergoing transformation as a dynamic and sustainable residential community. Bounded by the Parramatta River, proximate to both the eastern harbor city (Sydney City) and the central river city (Parramatta), and nestled next to the Millennium Parklands, this waterfront location is growing in population and visitation.

Sanctuary is the next piece of the puzzle – a Master Plan for approximately 2,300 dwellings and 4,000 residents across a 9.458 hectare ex-industrial site. This community will join the 7,500 residents of Wentworth Point, complimented by the 2.76 million people who visit the Parklands annually.

As development continues along the Parramatta River, and we move towards a connected and mobile network which values the River as an incredible natural asset, the proposed design response for Sanctuary (as outlined in this report), can act as a precedent for the long-term vision for foreshore development.

URBAN DESIGN RESPONSE

In evolving The Master Plan for Sanctuary, RobertsDay was engaged by Sekisui House to provide critical design thinking and urban design expertise. RobertsDay have authored this report in order to document the urban design response, outline the place-based framework which has supported its development, and illustrate the major benefits of the design in light of the previous schemes developed by Urban Growth and Turner.

The purpose of the current report is to provide an independent urban design review/justification to support the proposed Sanctuary Master Plan for 14-16 Hill Road Wentworth Point against best practice policies, urban design principles and precedents in order to ascertain the distinguished character and value added to the community. This document supports and compliments The Master Plan Reports prepared by Turf Design and Turner.

The evolved concept reflects a design partnership between Turner Architects, Turf Design and RobertsDay. Key components which characterise the urban design response include:

- An decrease in maximum height (up to 5 storeys) and removal of proposed GFA uplift (40,000m²) from the December 2018 scheme, whilst maximising and increasing open space and urban diversity with the incorporation of the transport corridor;
- An increase in height to compliment the distinct and evolving skyline between Parramatta and Sydney;
- Diverse and programmed open spaces which complement the river setting and provide 'green fingers' throughout the site;
- A hybridised urban grid which ensures connectivity and permeability whilst extending the organic Parkland setting;
- Inviting and appealing ground floor experience in a walkable context; and
- A Place Activation Framework.

EVOLVING THE VISION

72% more open space

3x more street connections

improved density model

new community outdoor spaces

THE SITE IN CONTEXT





"The Parramatta River foreshores shall be celebrated and activated as a unique and significant living corridor of healthy and dynamic natural systems, rich history, and recreational opportunity."

PARRAMATTA RIVER FORESHORE PLAN 2009-2016

OVERVIEW

ILLUSTRATING THE SANCTUARY MASTER PLAN

THE VISION

Sanctuary elegantly combines urban life with nature. Set on the banks of the Parramatta River and framed by the iconic surroundings of Sydney Olympic Park, Sanctuary will transform Wentworth Point into a series of dynamic river rooms and people-focused places fit for a 21st Century growing community. The neighbourhood will be brought to life with an array of retail, hospitality, and cultural uses, oriented around walking, cycling, ferry and light rail. An abundance of landscaped open spaces are perfect for recreation and respite, connecting with nature, family activities, all-ages play, even welcoming four-legged friends.

The natural surroundings of the expansive Sydney Olympic Park and the Parramatta River, both embedded with environmental and cultural value, protect Sanctuary Master Plan and offer residents and visitors incredible natural amenity. Furthermore, these surroundings have inspired the open spaces within The Master Plan, which are generous and simple in their execution, connecting the elements of nature, water and sky.

A sense of harmony is maintained through the seamless connection between buildings and spaces, via a walkable and accessible network. The street grid not only enhances connectivity and encourages activity, but instills a sense of urbanity, which in turn enhances livability and encourages social connections. Sekisui House's vision for sustainability permeates The Master Plan, particularly in the way it supports people to participate in the shared life of community. Amenities and facilities, active programming day and night, and distinct open spaces for play, contemplation, and social encounters all contribute to a rich and fulfilling lifestyle.

The Master Plan incorporates qualities of urbanity with the tranquil landscape qualities of the site's setting, by designing the environment as a holistic whole (in keeping with the theme of 'N X Yutaka') and by enriching the pedestrian experience (in keeping with the theme of 'Michi').



SEKISUI HOUSE GUIDING THEMES

SATOYAMA

The overarching idea that mutual benefits can be gained between humans and nature.

GOHON NO KI

The promotion of native and indigenous planting in order to protect biodiversity and increase green coverage.

N X YUTAKA

The cumulative benefits of good, integrated design where the environment is designed as one whole.

MICHI

The enrichment of daily activities and the pedestrian experience through good spatial design.

THE MASTER PLAN

KEY FEATURES



.....

188,800m² GFA

WITH AN FLOOR SPACE
RATIO OF 2:1 (SITE OVERALL)

.....

3.23ha OPEN SPACE

SIGNIFICANT INCREASE OF
OPEN SPACE COMPARED WITH
URBAN GROWTH SCHEME

.....

MASTER PLAN KEY

- 1 FORESHORE PARK
- 2 NEIGHBOURHOOD GREEN
- 3 LINEAR PARK
- 4 POSSIBLE FENCED DOG PLAY
- 5 RIVER ROOM - WHARF CAFE
- 6 RIVER ROOMS + LOOKOUT
- 7 COMMUNITY SHELTER
- 8 BBQ FACILITIES
- 9 WATERPLAY
- 10 SPRING WALKS - JACARANDAH AVENUE
- 11 ROOFTOP GREEN COURTYARD
- 12 PUPPY PARK
- 13 RIVER PROMENADE





DESIGN EVOLUTION

February 2016

March 2017

July 2017



URBAN GROWTH SCHEME

- Conformed with the current approved infrastructure DA
- Monotonous continuous skyline (25 storeys) poor height distribution with tall towers focused to the site centre - overshadowing
- Lack of porosity along western and southern boundaries
- Poorly distributed green spaces

9.458ha

5

1.88ha

total site area
street intersections
open space (20%)



KENGO KUMA & ASSOCIATES SCHEME

- Defining landmark residential towers in a landscaped parkland setting
- Introduces 'parkside' concept and strong connection to nature
- Powerful axis from Millennium Markers to water as a driving design idea
- Mobility gives priority to pedestrian pathways with limited vehicle connectivity

9.458ha

2

total site area
street intersections



SEKISUI HOUSE DESIGN TEAM SCHEME 1

- Builds on 'parkside' concept with introduction of 'gridside'
- Axis from Millennium Markers to water retained and framed by Kengo Kuma's gated towers
- Centrally-accessible public park is introduced but remains ambiguous in its scale and use
- Concerns regarding the legibility of movement network

9.458ha

6

2.93ha

total site area
street intersections
open space (31%)

December 2017

October 2018

February 2019



SEKISUI HOUSE DESIGN TEAM SCHEME 2

- Greater variety of open space typologies each with clearer definition
- Expanded movement network of roads, shared streets and pedestrian connections
- Increase in height maintains consistent yield whilst maximising open space and adding diversity to the skyline
- Realigned perimeter road to the south-west to account for potential future light-rail alignment

9.458ha

total site area

15

street intersections

3.11ha

open space (33%)

SEKISUI HOUSE DESIGN TEAM SCHEME 3

- Realignment of roads to accommodate light rail route and stop through the site and adjacent to ferry stop increases mobility connectivity
- Inclusion of shared streets and waterfront walkways and cycle paths to encourage pedestrian movement
- Increase in height and dwellings whilst maintaining a large amount of open space accommodated by increased public transport infrastructure

9.458ha

total site area

16

street intersections

2.82ha

open space (26.7%)

SEKISUI HOUSE DESIGN TEAM SCHEME 4

- Removal of proposed GFA uplift (40,000sqm)
- Removal of Community Hub & associated Childcare from previous scheme Master Plan
- Maximum height reduced from 45 storeys to 40 storeys
- Open space (34%) optimised
- Further diversity added to skyline

9.458ha

total site area

16

street intersections

3.23ha

open space (34%)



"ALWAYS DESIGN A THING
BY CONSIDERING IT IN ITS
NEXT LARGER CONTEXT
— A CHAIR IN A ROOM, A
ROOM IN A HOUSE, A HOUSE
IN AN ENVIRONMENT, AN
ENVIRONMENT IN A CITY
PLAN."

ELIEL SAARINEN

STRATEGIC ANALYSIS

SETTING THE CONTEXT FOR SANCTUARY MASTER PLAN

ARCHITECTURE AND DESIGN

'BETTER PLACED': NSW ARCHITECTURE AND DESIGN STRATEGY

The Architecture and Design strategy articulates the means and methods to value and improve the built environment and public domain. Leveraging the GA200+ series of forums, workshops and discussions delivered to date, it offers directions towards design excellence at the scale of cities and towns, the public realm, and buildings.

From a planning perspective, the Policy directly references existing State Environmental Planning Policies, Local Environment and Development Control Plans and influences the development of new ones.

THE OBJECTIVE

The strategy aims to create a safe, equitable, sustainable built environment, which is distinctive and of its place, creates value and is fit for purpose.

WHAT IS DESIGN EXCELLENCE?

Every new development has the potential to transform people's quality of life, stimulate the economy and enhance the environment. The design of built environment shapes the places in which we live, work and meet.

The quality of design affects how spaces and places function, what they contribute to the broader environment, and which kind of end-user or audience they attract.

THE PRINCIPLES

Collectively, the principles, seen to the right, aim to achieve the kinds of urban places and spaces we collectively aspire to, how we deliver these and ultimately move towards better understanding, measuring and capturing the benefits of good design.

“Better Placed has been developed by the Government Architect to deliver the strategic approach needed to ensure that as our cities and towns grow bigger they get even better.”

Image: Better Placed Strategic Design Policy, 2017



*How does Sanctuary respond to 'Better Placed'?***1****BETTER FIT:**
CONTEXTUAL,
LOCAL AND OF
ITS PLACE

The distinctive topography of Millennium Parklands reflected in Sanctuary so as to maintain connection to the local natural context through view corridors and undulating open spaces.

2**BETTER PERFORMANCE:**
SUSTAINABLE,
ADAPTABLE,
DURABLE

Response to future changing needs are incorporated into The Master Plan, in the form of flexible ground floor spaces and parking structures which can be reprogrammed and adapted to cater for events, temporary activation and commercial uses.

3**BETTER FOR COMMUNITY:**
INCLUSIVE,
CONNECTED AND
DIVERSE

A hybridized urban landscape strategy establishes links with Sanctuary's surrounds on water and land, connecting residents to natural amenity, community facilities, and the local neighbourhoods of Wentworth Point.

4**BETTER FOR PEOPLE:** SAFE,
COMFORTABLE
AND LIVABLE

Sanctuary is grounded by its livable neighborhood core, complete with places for people such as shared streets, a central park and clustered community facilities.

5**BETTER WORKING:**
FUNCTIONAL,
EFFICIENT AND
FIT FOR PURPOSE

Optimal building locations based on solar axes ensure Sanctuary satisfies its function as a residential neighbourhood. Refined open spaces are fit for purpose, each with clear intent and appropriate location and scale relative to use.

6**BETTER VALUE:**
CREATING AND
ADDING VALUE

The Parramatta River is an iconic part of Sydney's history and has been rich with meaning since Aboriginal inhabitation by the Darug people. Sanctuary's foreshore park ensures the value of this natural asset is maintained for the views, air cooling and natural habitat it provides.

7**BETTER LOOK AND FEEL:**
ENGAGING,
INVITING AND
ATTRACTIVE

A diverse and distinct urban, architecturally-excellent buildings and contemporary design will position Sanctuary as an appealing and enjoyable place to experience.

GREEN INFRASTRUCTURE

'GREENER PLACES': DRAFT GREEN INFRASTRUCTURE POLICY

Greener Places is a draft Green Infrastructure policy produced by the Government Architect NSW to guide the planning, design and delivery of Green Infrastructure in urban areas across NSW.

The policy builds on the Sydney Green Grid - the design-led Green Infrastructure strategy developed to create a network of high quality green areas that connect town centres, public transport networks and major residential areas in Sydney.

The policy is assessed against agreed criteria, enabling better opportunities for industry to embed the benefits of a greener approach to projects.

THE OBJECTIVE

The draft policy aims to create a healthier, more livable and sustainable urban environment by improving community access to recreation and exercise, supporting walking and cycling connections, and improving the resilience of urban areas.

WHAT IS GREEN INFRASTRUCTURE?

Green Infrastructure is the network of green spaces, natural systems and semi-natural systems including parks, rivers, bushland and private gardens that are strategically planned, designed and managed to support a good quality of life in an urban environment.

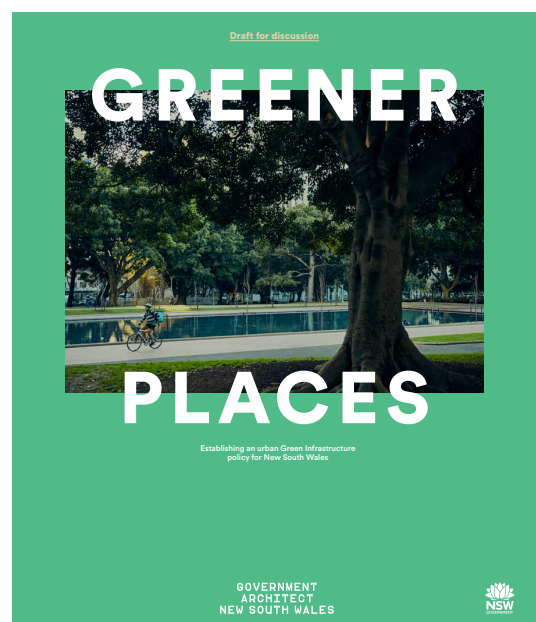
THE PRINCIPLES

Green Infrastructure connects vital life support systems for urban environments. Well-designed Green Infrastructure responds to four key principles:

- Integration
- Connectivity
- Multifunctionality
- Participation.

“Greener Places is an overarching schema for ensuring connection and integration of our green assets, ensuring their contribution to quality of life, and that the environment and the economy are maximised, rendering a working whole that is far greater than the sum of its parts.”

Image: Better Placed Strategic Design Policy, 2017

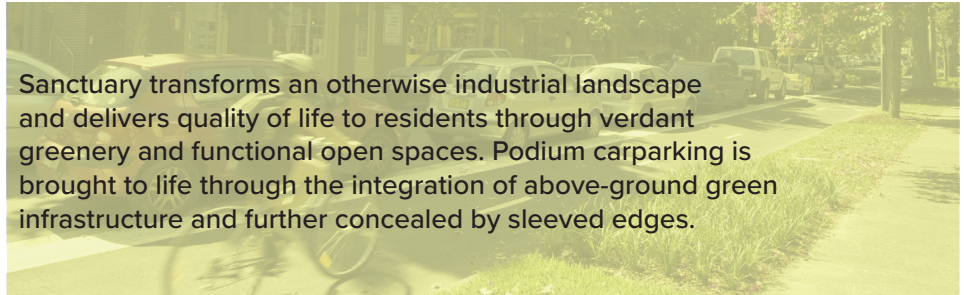


How does Sanctuary respond to 'Greener Places'?

1

INTEGRATION:
COMBINE GREEN
INFRASTRUCTURE
WITH URBAN
DEVELOPMENT + GREY
INFRASTRUCTURE

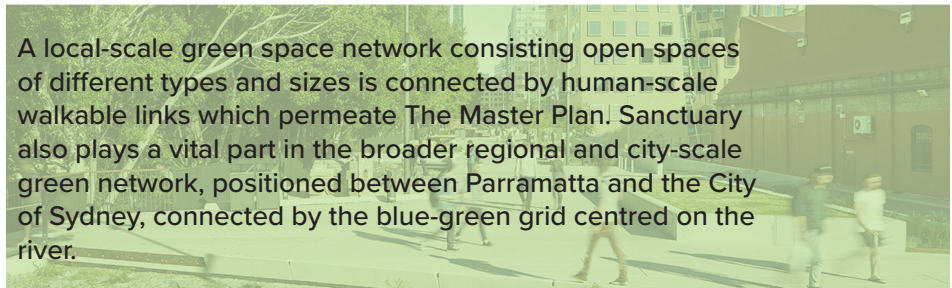
Sanctuary transforms an otherwise industrial landscape and delivers quality of life to residents through verdant greenery and functional open spaces. Podium carparking is brought to life through the integration of above-ground green infrastructure and further concealed by sleeved edges.



2

CONNECTIVITY:
CREATE AN
INTERCONNECTED
NETWORK OF OPEN
SPACE

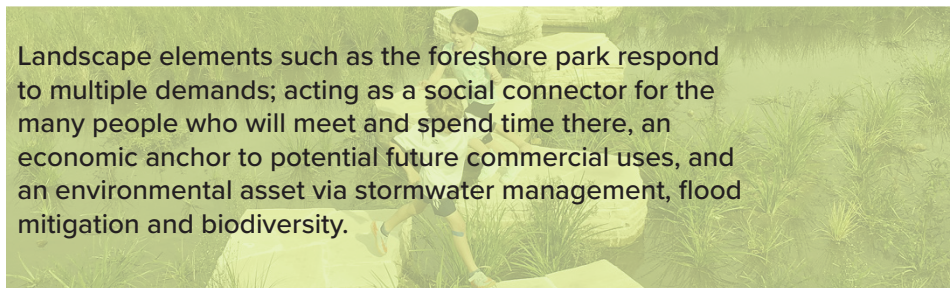
A local-scale green space network consisting of open spaces of different types and sizes is connected by human-scale walkable links which permeate The Master Plan. Sanctuary also plays a vital part in the broader regional and city-scale green network, positioned between Parramatta and the City of Sydney, connected by the blue-green grid centred on the river.



3

MULTIFUNCTIONALITY:
DELIVER MULTIPLE
ECOSYSTEM SERVICES
SIMULTANEOUSLY

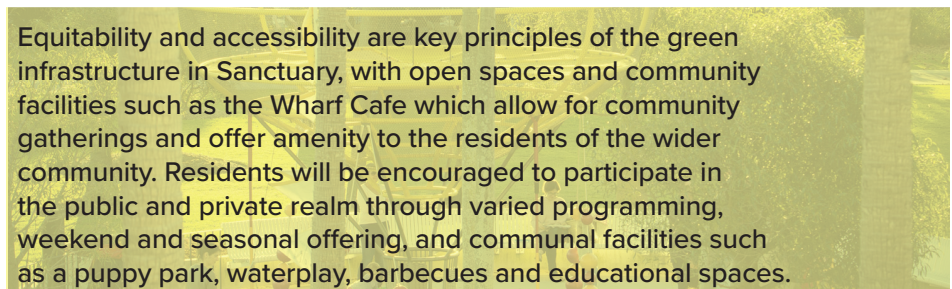
Landscape elements such as the foreshore park respond to multiple demands; acting as a social connector for the many people who will meet and spend time there, an economic anchor to potential future commercial uses, and an environmental asset via stormwater management, flood mitigation and biodiversity.



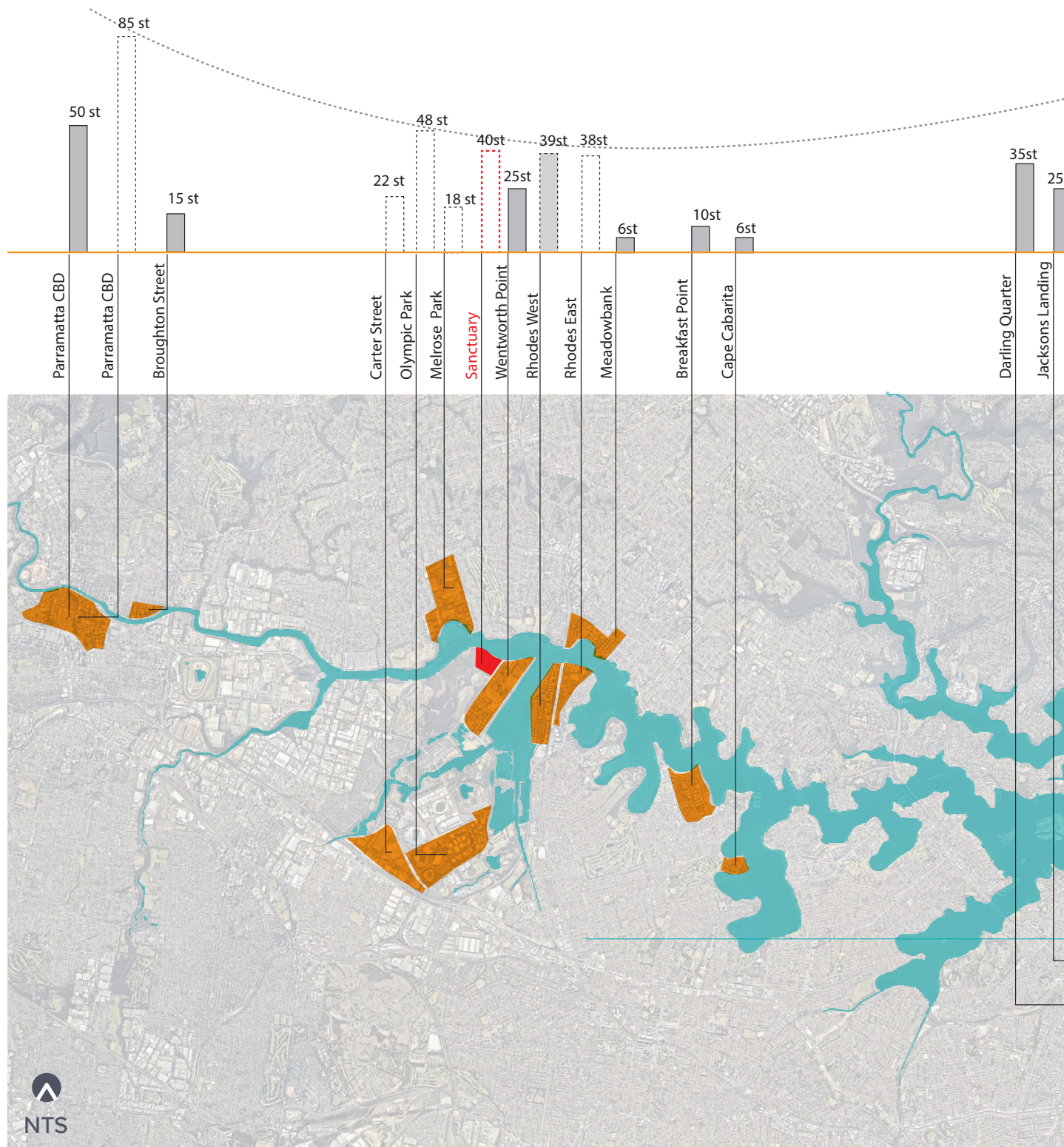
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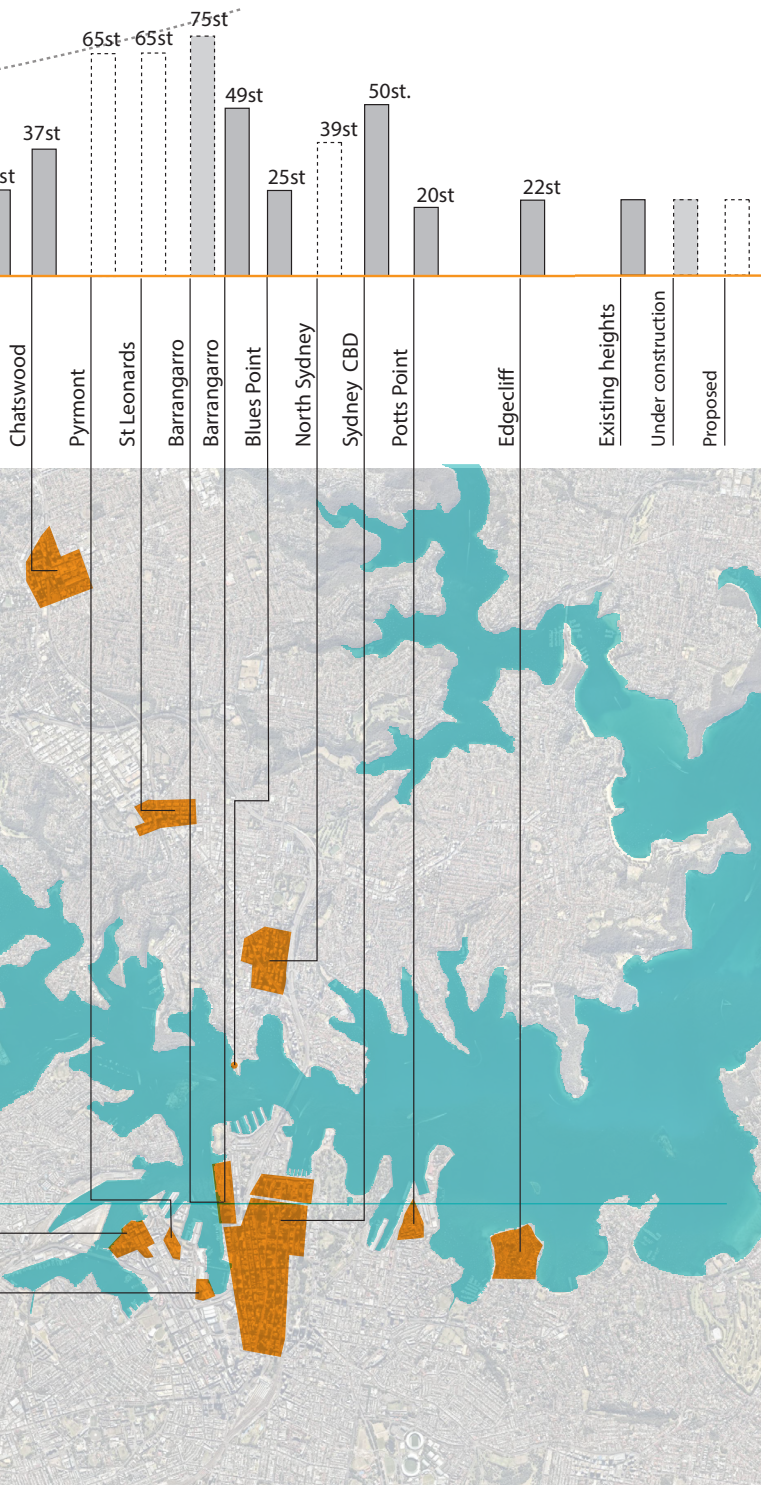
PARTICIPATION:
INVOLVE
STAKEHOLDERS IN
DEVELOPMENT AND
IMPLEMENTATION

Equitability and accessibility are key principles of the green infrastructure in Sanctuary, with open spaces and community facilities such as the Wharf Cafe which allow for community gatherings and offer amenity to the residents of the wider community. Residents will be encouraged to participate in the public and private realm through varied programming, weekend and seasonal offering, and communal facilities such as a puppy park, waterplay, barbecues and educational spaces.



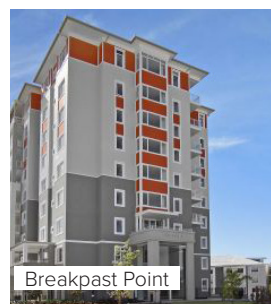
RIVER-BASED CITY SHAPING





SKYLINE AND BUILT FORM

A macro observation of the central River City (Parramatta) and the eastern Harbour City (Sydney city) reveals a tradition of water-oriented city making where building height is a compositional device. Building heights at Sanctuary will form part of a distinct skyline which traces along the Parramatta River, from the planned Aspire tower, to Jackson's Landing in Pyrmont to the towers at Barangaroo. Stylistically and vertically varied buildings at Sanctuary will contribute to this built form rhythm and ultimately form part of a recognized and well-loved skyline.



EXPANDING MOBILITY NETWORK

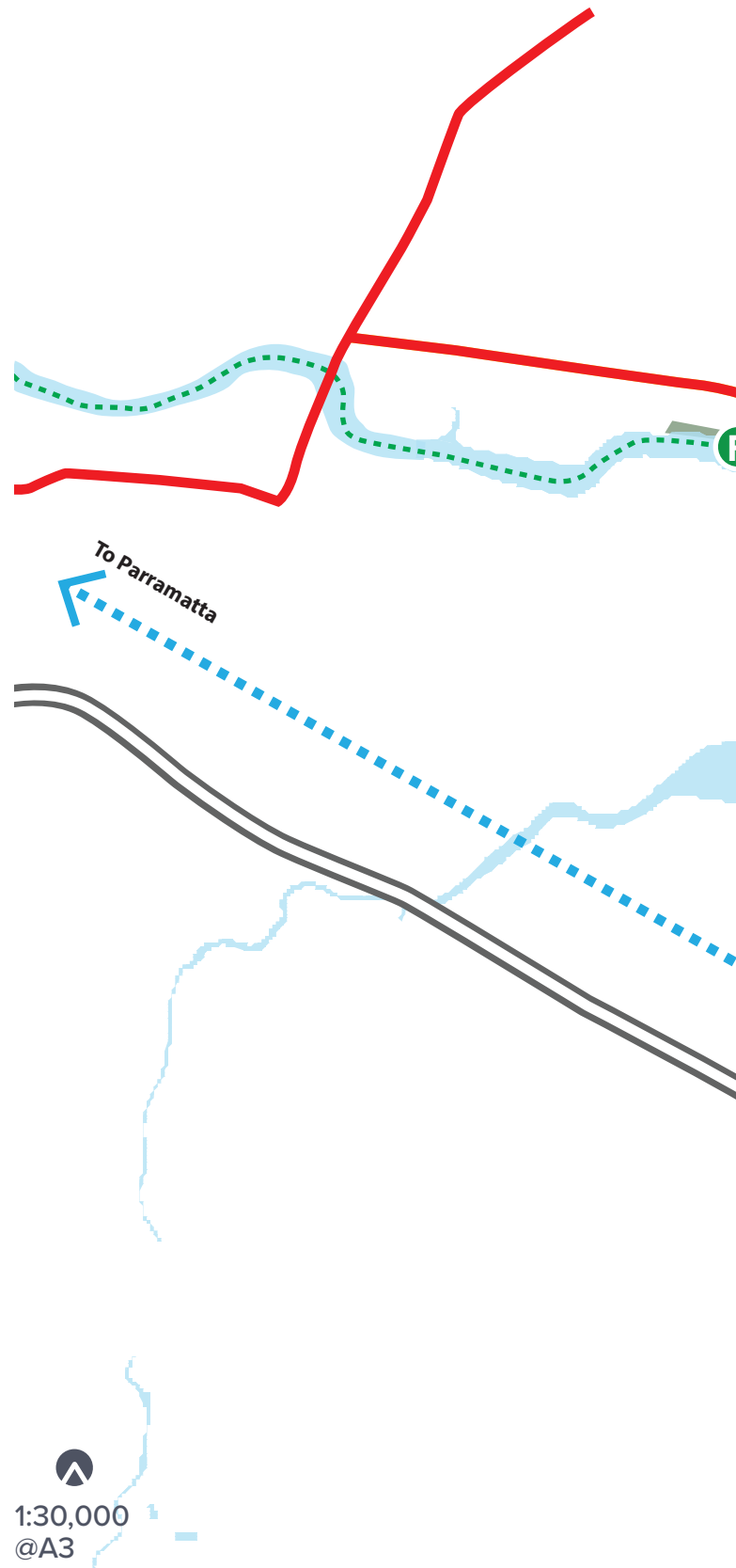
STRATEGIC TRANSPORT CONNECTIONS

The NSW Transport network is preparing for 28 million trips a day by 2056, serviced by integrated systems which harness rapidly advancing technology and innovation. In the project's lifetime, Sanctuary will be positioned at the nexus of a mobility network which has developed to accommodate this increasing movement throughout New South Wales, equipped for efficient and enjoyable journeys.

Transport for New South Wales (TfNSW) has committed to a Light Rail alignment between Sydney Olympic Park and Parramatta, delivered over 2 stages. Stage 2 of Parramatta Light Rail, will go through Ermington, Melrose Park and Wentworth Point and connect to the future Sydney Metro West underground stations. The project team has worked closely and collaboratively with TfNSW & Department of Planning & Environment in order to realise and incorporate the vision for the Stage 2 Light Rail into our site, producing a highly connected, integrated and responsive transit proposal. This proposal will respond to the growth of Wentworth Point and the Greater Parramatta & Olympic Peninsula growth corridor in the coming decades.

Combined with potential future upgrades to Rhodes East Train Station and a more frequent ferry service to the Sydney Olympic Park Wharf, the effect of these new and improved connections will reduce pressure on the road network and support a 'modal shift' to using public transport, supported by increased walking and cycling.

- Sanctuary Site
- Ferry Route along the Parramatta River
- Train Line
- Motorway
- Future Light Rail Stage 2
- Potential Light Rail (alignment under discussion)
- Future Metro West (indicative alignment)





LIGHT RAIL ON SANCTUARY'S DOORSTEP

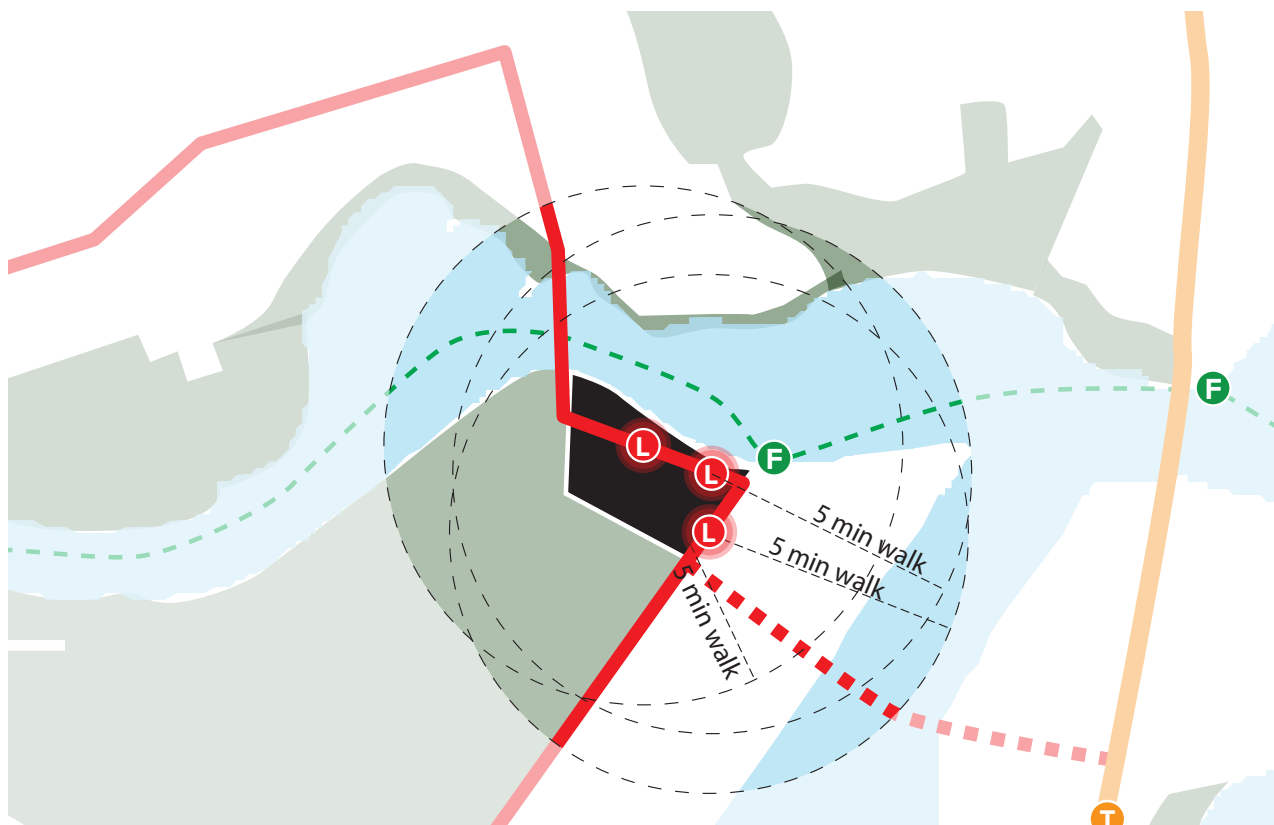
WENTWORTH POINT LIGHT RAIL STOPS

Stage 2 of the Parramatta Light Rail will include a stop at Wentworth Point, which will be able to service the new residential population at Sanctuary. The stop will provide access to the wider Sydney transport network and reduce pressure on the road network.

The preferred location for the light rail route will traverse through Sanctuary, with the proposed light rail stop located within the site boundary (see below). This will allow for enhanced connectivity between light rail and ferry transport modes, and both the river promenade, foreshore park and neighbourhood green. A light rail stop within our site will also provide access to ground floor retail and commercial spaces along the foreshore frontage.

The project team has devised and tested a series of 3 place-led light rail stop scenarios (seen below) to support high quality user experience for public transport users and bringing broader public benefits, improving the overall quality of public life. The diagram below illustrates the walkable catchments for all three final station options. The final location of the station is to be determined by TfNSW over the medium term of the project, however it is recommended that the stop be located at the centre of the site, as this will not only service wider Wentworth Point community but act as a central TOD destination for Sanctuary.

- Future Light Rail
- L Light Rail Stop Scenario



Proposed Light Rail Scenario - Through Site

Light rail stop: transition and place





"Instead of looking at architecture from the outside, we must look at the environment from inside out."

KENGO KUMA

PLACE DESIGN

ARTICULATING THE INTENT OF THE SANCTUARY MASTER PLAN

KEY DESIGN MOVES

The following design moves establish a robust framework for Sanctuary Master Plan. They are grounded in best practice urban design, tested against GANSW's Better Placed policy, the respond to the previous master plans for the site (see Design Evolution section).

BETTER PLACED: NSW ARCHITECTURE & DESIGN STRATEGY:

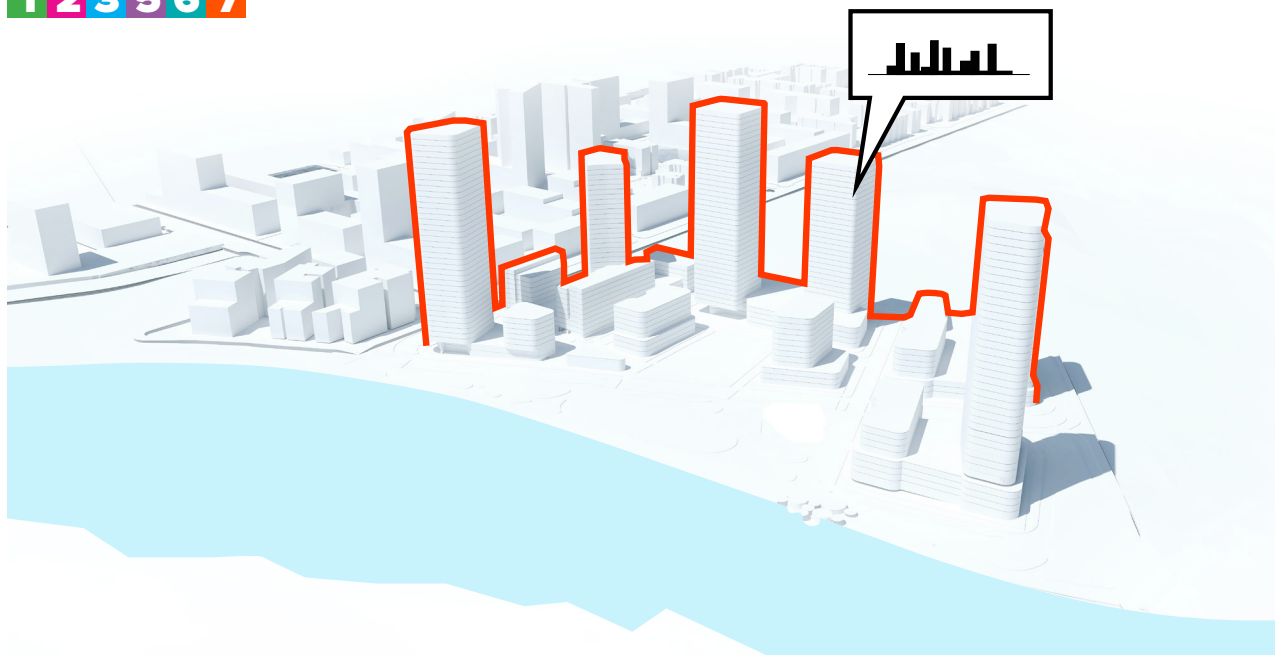
SCORECARD

1 BETTER FIT: CONTEXTUAL, LOCAL AND OF ITS PLACE	2 BETTER PERFORMANCE: SUSTAINABLE, ADAPTABLE, DURABLE	3 BETTER FOR COMMUNITY: INCLUSIVE, CONNECTED AND DIVERSE	4 BETTER FOR PEOPLE: SAFE, COMFORTABLE AND LIVABLE	6 BETTER VALUE: CREATING AND ADDING VALUE	5 BETTER WORKING: FUNCTIONAL, EFFICIENT AND FIT FOR PURPOSE	7 BETTER LOOK AND FEEL: ENGAGING, INVITING AND ATTRACTIVE
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CREATE A UNIQUE SKYLINE

A 'Better Placed' Sanctuary:

1 2 3 5 6 7

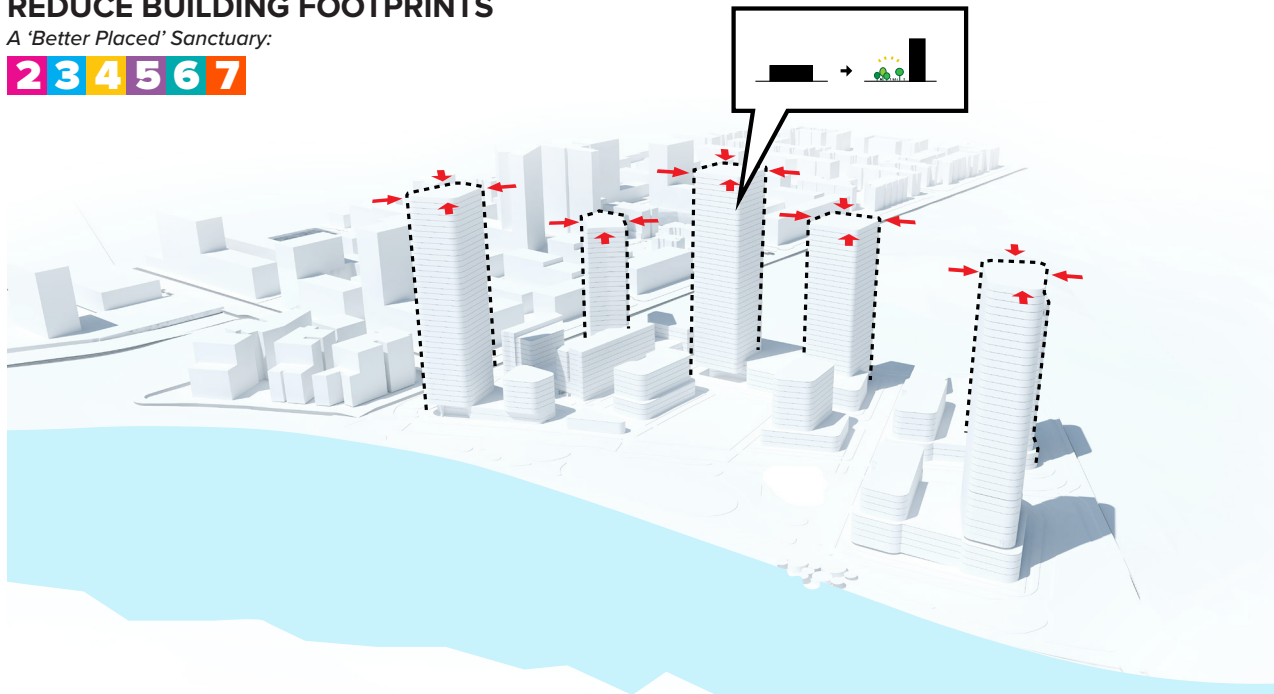


Anchored by the towers designed by distinguished Architect Kengo Kuma, height and massing of development blocks is varied as part of a distinct river-oriented skyline from Sydney to Parramatta.

REDUCE BUILDING FOOTPRINTS

A 'Better Placed' Sanctuary:

2 3 4 5 6 7

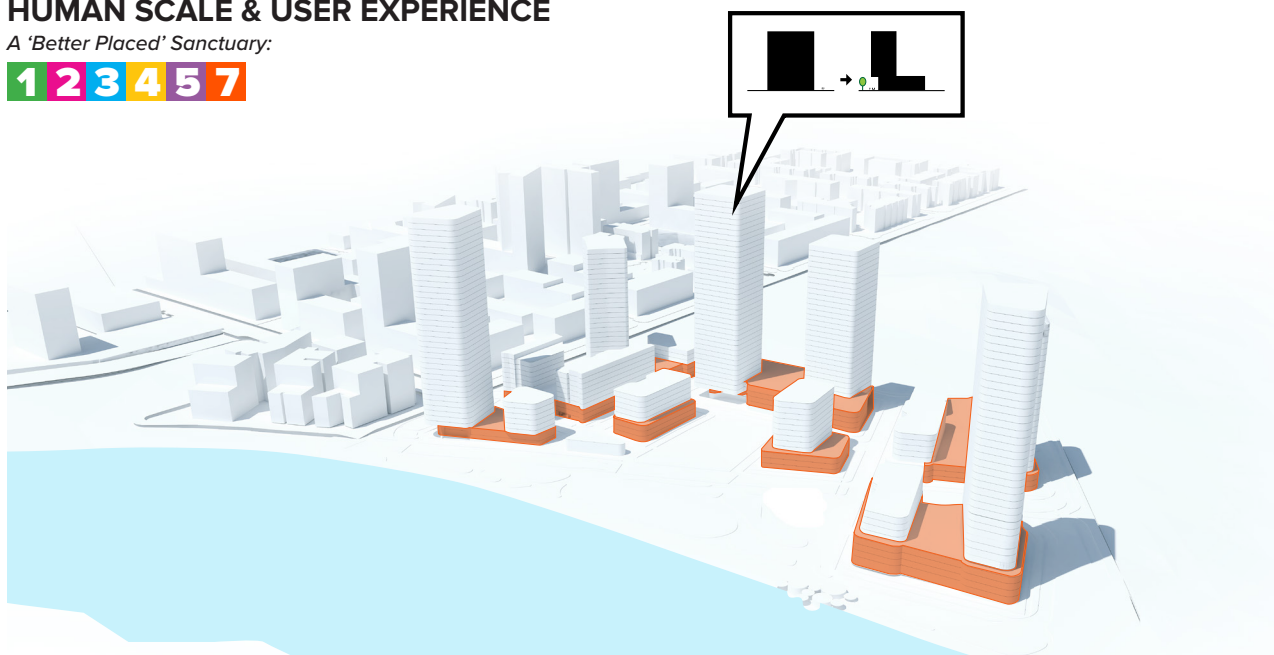


Adding height to the taller towers introduces built form variety and opens up the ground plane for open space and landscaped areas.

HUMAN SCALE & USER EXPERIENCE

A 'Better Placed' Sanctuary:

1 2 3 4 5 7



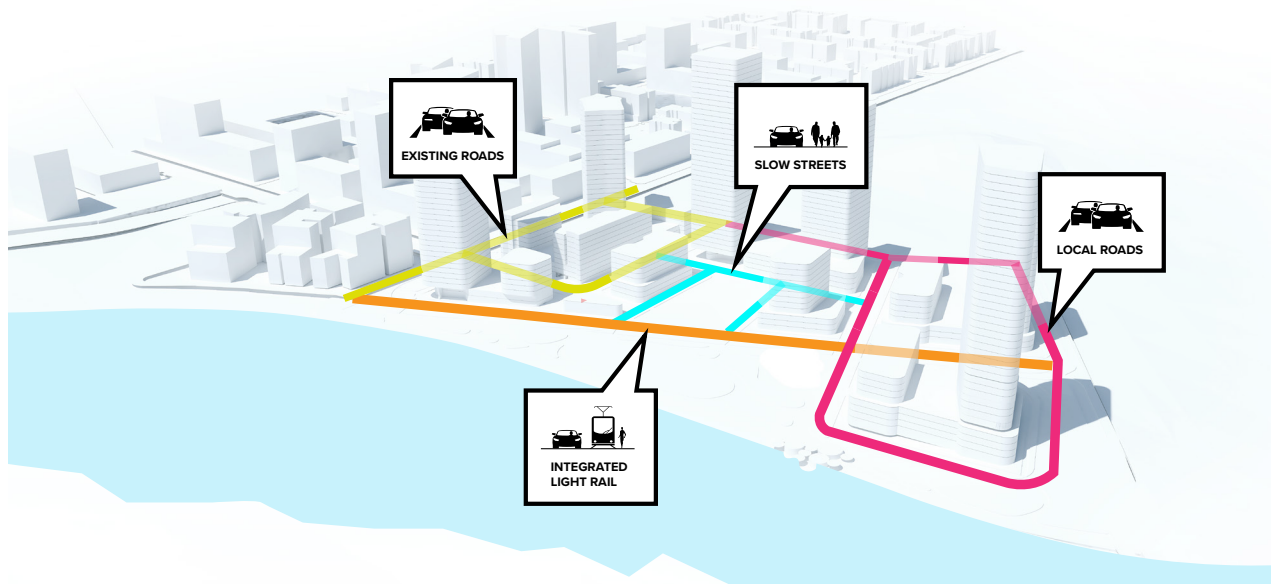
Whilst creating perimeter style blocks, the original Urban Growth scheme lacked human scale, experience and walkability. The refined concept strategically allocates taller towers to the sites boundaries creating a dynamic skyline and reducing overshadowing to the public realm, whilst transitioning from tower to podium to public realm. This creates a more appropriate human scale built form and comfortable walking environment.

KEY DESIGN MOVES

ENHANCE PERMEABILITY THROUGH A CONNECTED MOBILITY NETWORK

A 'Better Placed' Sanctuary:

1 2 4 5 7

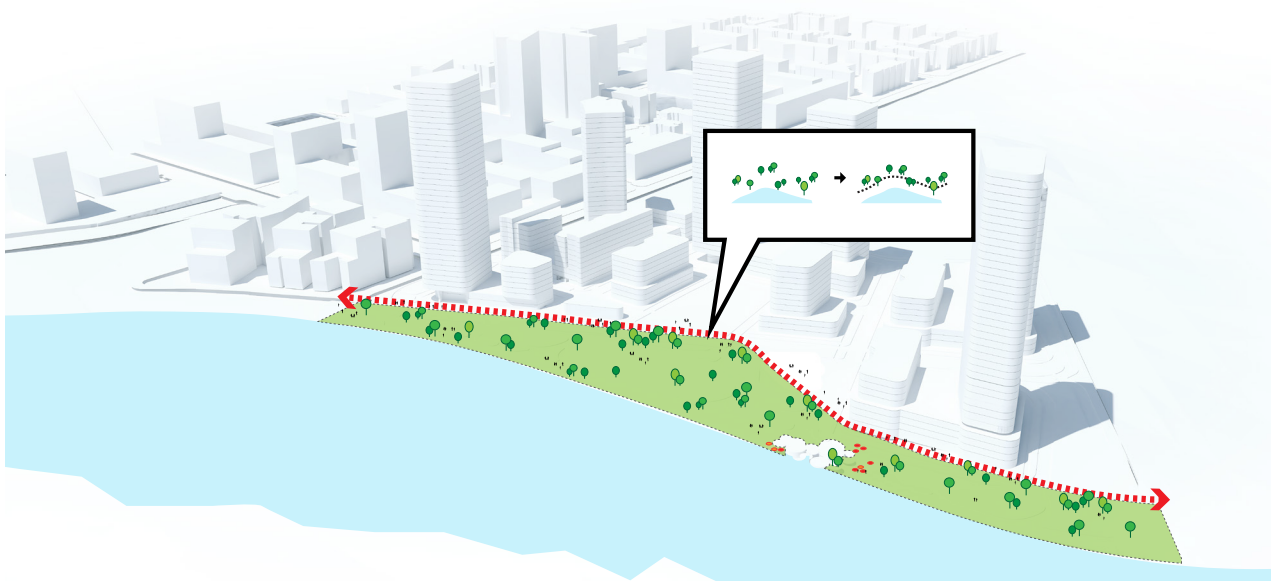


Deliver a range of streets and connections which extend the urban grid and encourage movement throughout the site. Prioritise and promote pedestrian activity within the centre by ensuring vehicle accessibility around the precinct edges.

CREATE A RIVER PROMENADE INSPIRED BY NATURE

A 'Better Placed' Sanctuary:

1 3 4 7

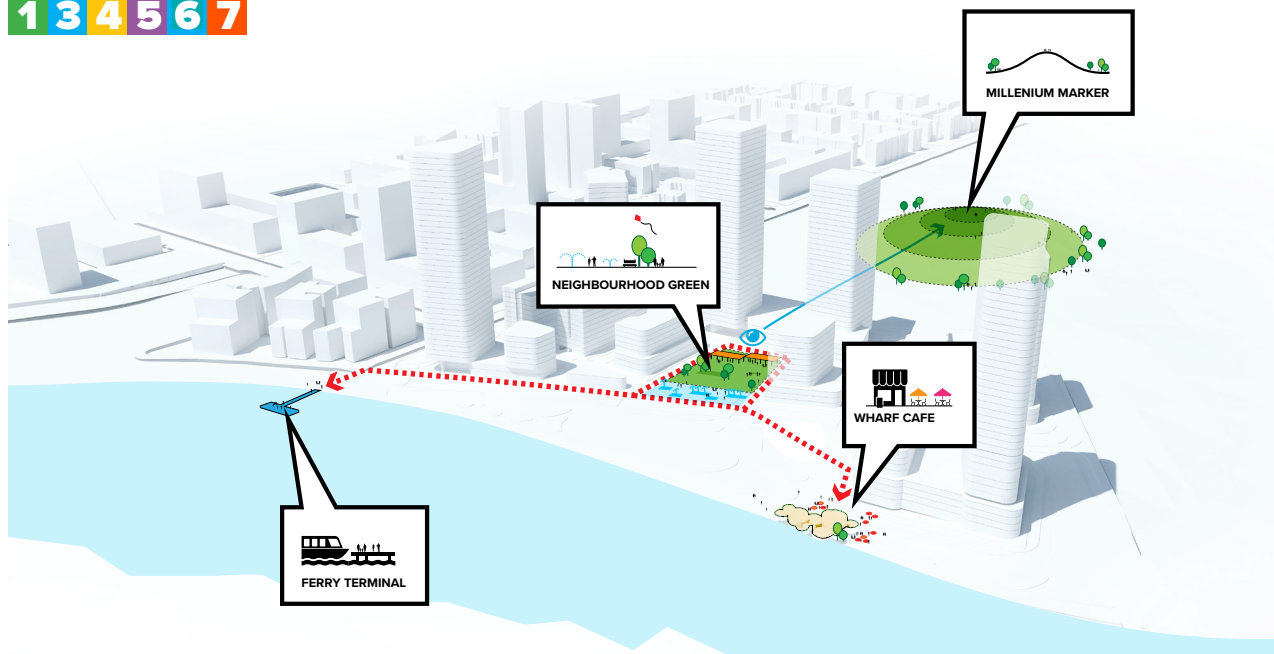


Support the waterfront as an attractive destination with a leafy, people-focused promenade which frames the River Green.

INTEGRATE KEY FEATURES FROM PARKLAND TO RIVER

A 'Better Placed' Sanctuary:

1 3 4 5 6 7

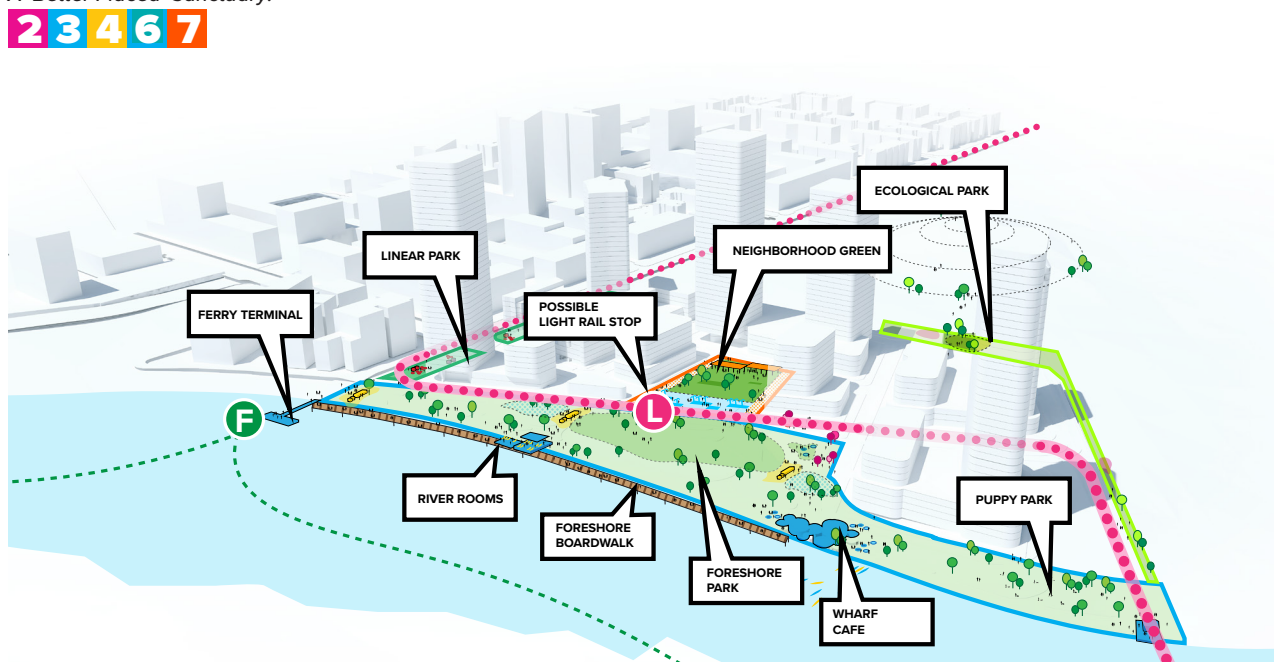


Further strengthening the vital axis from the Millennium Marker (Woo-la-ra Park) through to the Kengo Kuma towers to the Parramatta River, an established axis is created from the Neighbourhood Green and Community Hub, to the Wharf Café to the west and the ferry stop to the east.

OFFER SPACES AND PLACES WHICH ENHANCE DAILY LIFE

A 'Better Placed' Sanctuary:

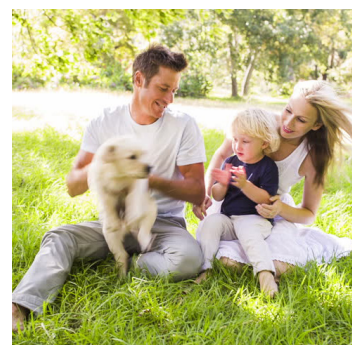
2 3 4 6 7



Promote livability & social interaction amongst the community through a broad spectrum of place programming of community gathering spaces & facilities suitable for different users, uses, times & seasons.

LIFE BETWEEN BUILDINGS

Aligned with the philosophy of Gehl Architects in creating places for people, the intent of Sanctuary Master Plan can be revealed through the following elements:



IDENTITY

Sanctuary will infuse the simplicity of nature with the dynamism of urban living and the sociability of humanity.

Sanctuary provides the opportunity to deliver an inspirational residential neighbourhood which enhances the everyday experience. As well as a place to call home, Sanctuary will provide an urban oasis for visitors – with access to water and nature in proximity to the vibrancy of the cityscape.

Quality public domain focused around the Neighbourhood Green and Foreshore Park will create a central focus for community activity – a place to sit and read a book after work, or watch a film at an outdoor cinema screening. The Foreshore Park will adopt a more flexible function for both community and visitors with its generous scale and green connection to the foreshore and a place walk the dog or sit and watch the tide.

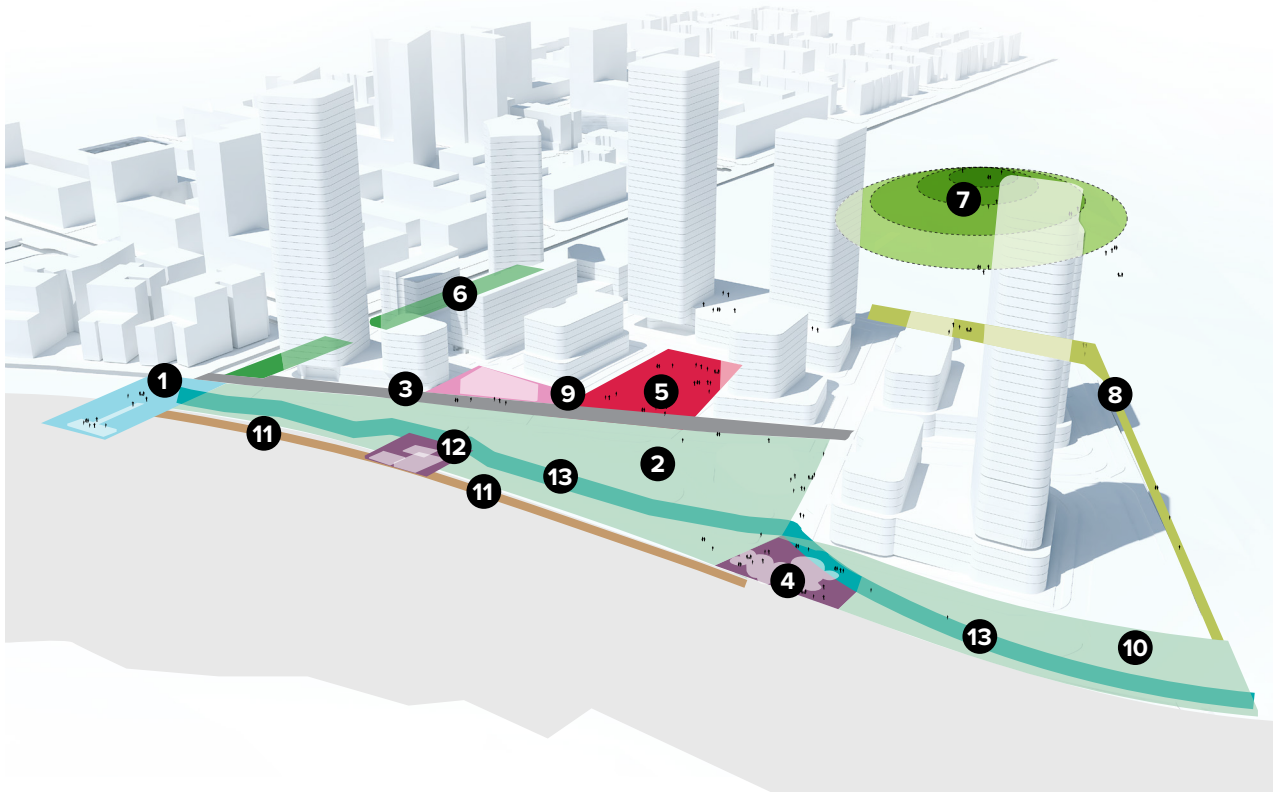


PUBLIC LIFE

Visible public life is a key indicator of livability. At Sanctuary, the open spaces and connections will encourage public life by fostering both attraction and attachment.

Place attraction, which is the appeal of a place, will be created by the destinations such as the Wharf Café and Foreshore Nature Play, as well as the visually-rich landscape replete with trees, planting, street furniture and shading. Place attachment, which is the gradual connections people form to a place and the incentives to stay there for longer, will be encouraged through a sense for comfort (both physical and psychological) and a sense of belonging (by catering to people's needs and aspirations and providing opportunities for personalisation).

LIFE BETWEEN BUILDINGS



DESTINATIONS

The Master Plan identifies at least 14 different place typologies at Sanctuary, each with their own function and character. Based on their proximity to the ferry wharf, Hill Road, the residential blocks and the Parklands, the opportunity exists to strengthen the character of each place and program activities that will attract different users time and again.

- | | |
|---------------------------------|---|
| 1 Ferry Wharf (existing) | 8 Ecological Park |
| 2 Foreshore Park | 9 Urban Nook |
| 3 Foreshore Boulevard (vehicle) | 10 Puppy Park |
| 4 Wharf Cafe | 11 River Promenade (pedestrian + cycle) |
| 5 Neighbourhood Green | 12 River Room + Lookout |
| 6 Linear Park | 13 Foreshore Park Walk |
| 7 Millennium Marker | |



Place inspiration: Airlie Beach lagoon and "Sky Forest" Plaza

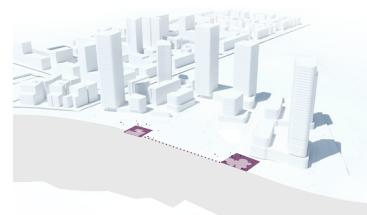


Foreshore Park –

A key recreational space which provides connections to the waterfront and amenities such as BBQs and shelters. This space further enhances the ecological quality of the site with increased and varied trees and planting.



Place inspiration: Turkish Waterfront Cafe and Paprocany Lake Boardwalk

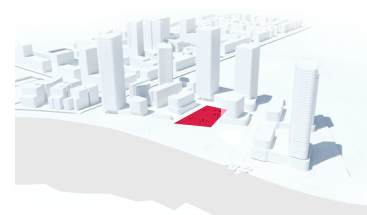


River Rooms/ Wharf Cafe –

Human-scaled enclosures along the waterfront, such as a shaded jetty and café, which connect to the existing Armoury Café precinct to the south-west of the Precinct and the Ferry Wharf.



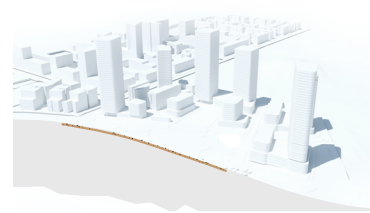
Place inspiration: Cork Town Commons, Toronto



Neighbourhood Green –

This flexible space will serve as the community core, with surrounding buildings creating a sense of enclosure and the linear Jacarandah-lined 'Spring Walks' reinforcing the linear axis between the Millennium Marker and the River. Interventions in the green also include the active waterplay and sun shelter.

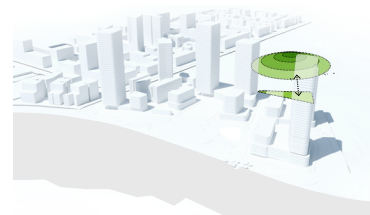
LIFE BETWEEN BUILDINGS



River Promenade –

An elevated timber promenade on the water connects the Ferry Station to the Jetty Wharf Cafe. This direct link provides an active and scenic journey through Sanctuary's river edge.

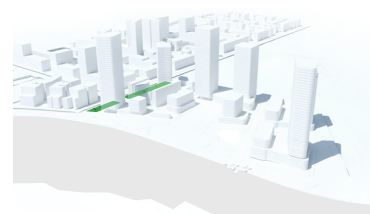
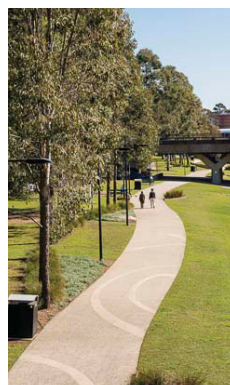
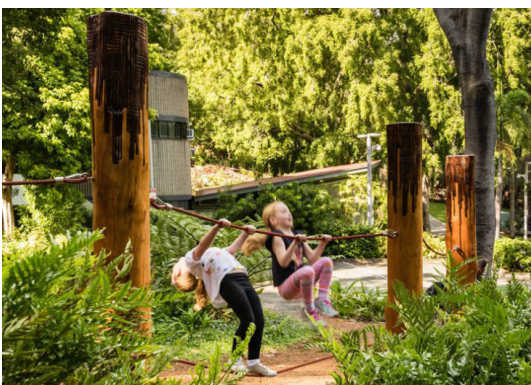
Place inspiration: South Perth Foreshore Seating and Blue Hills Wetland Boardwalk



Ecological Park –

Reflecting the unique ecological character of the site, this park will re-establish a zone of vegetation which connects the site and its ecological links to the context. It could be further activated by lookouts and an educational Eco Shed.

Place inspiration: Narabeen Lagoon



Local Linear Parks –

A linear open space which bounds the Precinct, punctuated by informal recreation spaces known as 'Doorstep Play'.

Place inspiration: Roma Street Parkland Children's Play and the Parramatta River



SUSTAINABILITY

Recognising sustainability in a broad sense, walking, cycling and using public transport will be promoted through the legible and connected mobility network. The holistic approach to open spaces is inherently sustainable through the principle of Satoyama, by providing places which encourage people to lead healthy, connected and local lifestyles.

A WALKABLE SANCTUARY

SANCTUARY - A WALKER'S PARADISE

Encouraging walking is a key planning goal with numerous benefits, including improved health and reduced traffic congestion.

Walkable places have the potential to generate economic activity, activate street edges, and enhance a place brand as somewhere where people go and want to be. Where urbanity exists, people do not need to leave their neighbourhood in the pursuit of experiences, because the act of walking is a joy and a delight.

Whilst many ingredients contribute to improving walkability, the most important built element is intersection density. In their ground breaking study 'Travel and the Built Environment: A Meta-

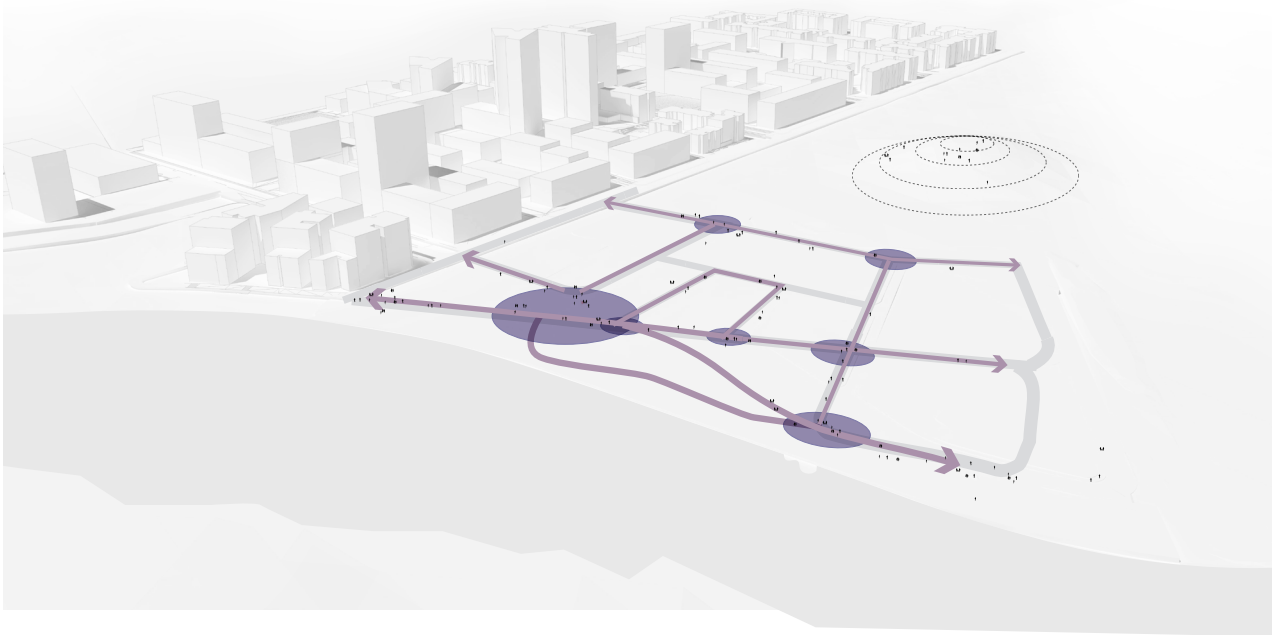
Analysis', Reid Ewing and Robert Cervero concluded 'intersection density' is the most important built environmental factor to get people walking, and "if intersection density is doubled (100 percent increase), walking will increase by 39 percent".

Based on this study, the revised concept Master Plan will increase walking by more than 50 percent due to the significant increase in intersection density. The Urban Growth's concept plan had an intersection density of 5, whilst the revised concept plan has an intersection density of 15.

Best practice research concludes that if intersection density is doubled, walking will increase by 40 percent.

Reid Ewing and Robert Cervero

MAIN FLOWS AND NODES



ACTIVE EDGES



■ Active Edge along River Promenade

■ Active Edge

■ Parkland Edge

SANCTUARY MOBILITY NETWORK

SANCTUARY MOBILITY NETWORK

Sanctuary provides a fine-grain network of streets and paths giving priority to people walking, cycling, using public transport and driving.

Network features include:

- People priority: The mobility network recognises streets play a big role in public life. Sanctuary streets are designed as public places, as well as channels for movement.
- Destination focused: Direct and convenient connections encourage people to walk and cycle. Sanctuary network connects destinations including light rail stop, ferry stop,

river jetty, community pavilion and park, and SOPA parklands. Many of these connections provide a car free or car light experience providing enhanced safety, comfort and delight.

- Green streets: Sanctuary streets are designed to be green, reducing urban heat island and cooling the micro-climate.
- Design innovation: Unique site influences and parking requirements create the opportunity for Sanctuary streets to be hybrid infrastructure with added social value.



Street Section Locations

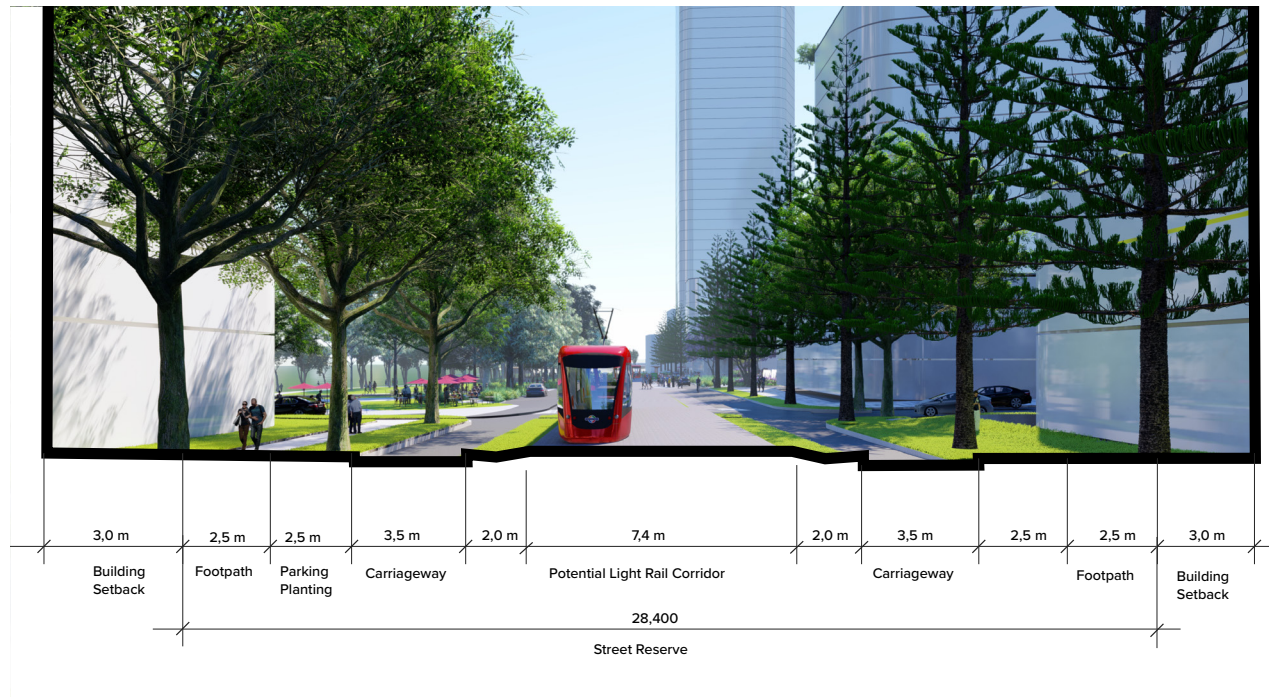


PRIMARY ROADS

In keeping with the Wentworth point DCP, the Foreshore Boulevard will be a primary road integrating with the existing street network. This 20m road reserve allows for generous 4.5m wide footpaths, in addition to a two-lane carriageway as well as two lanes of parking and landscape. This will form one of the main points of access from Hill Road and guide visitors towards the Neighbourhood Green and River Promenade.

SANCTUARY MOBILITY NETWORK

SECTION 1: FORESHORE BOULEVARDE



FORESHORE BOULEVARDE PLAN VIEW



FORESHORE BOULEVARDE PEDESTRIAN EXPERIENCE



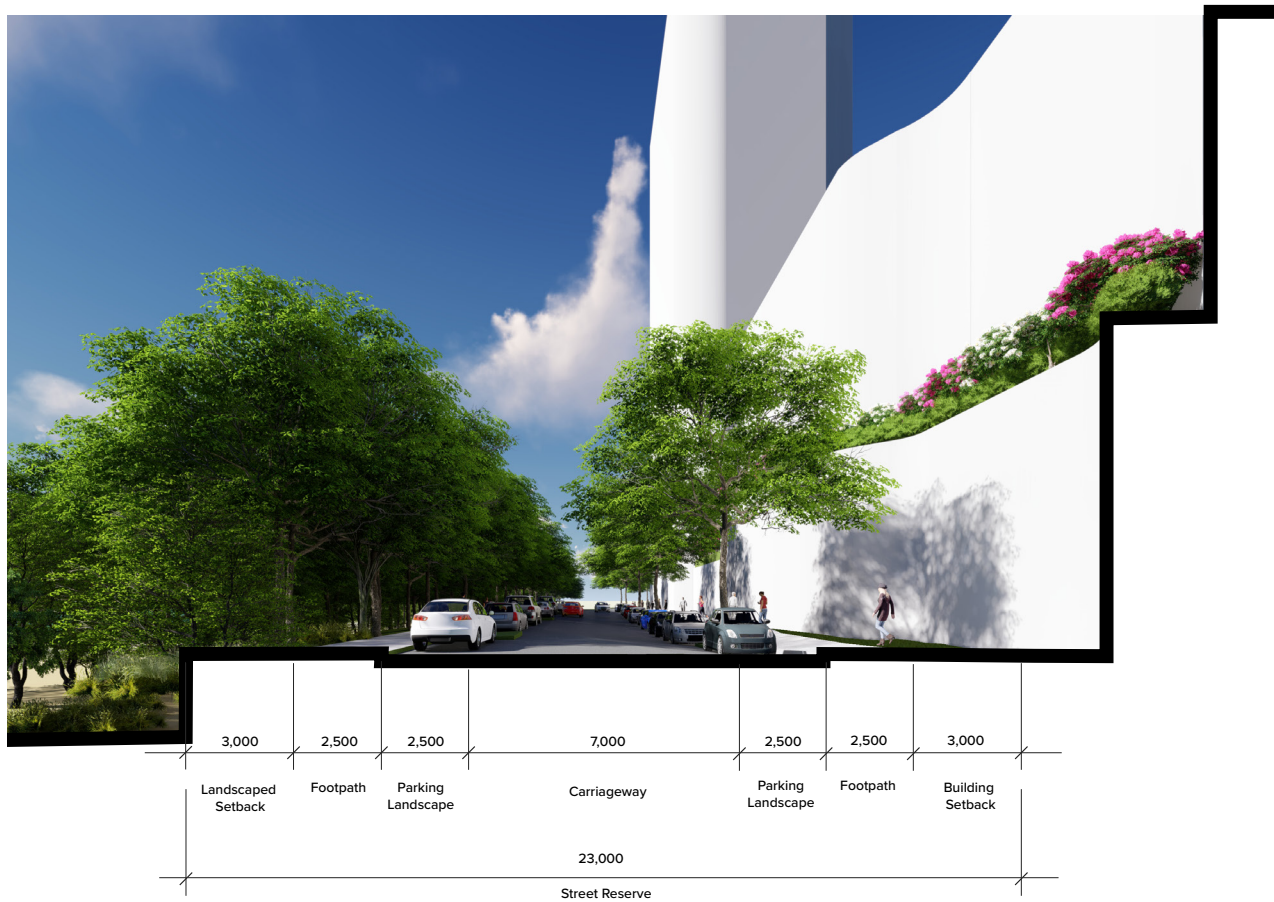
SANCTUARY MOBILITY NETWORK



LOCAL STREETS

Local streets are the main typology permeating Sanctuary Master Plan. As per the Wentworth Point DCP, these streets facilitate the safe and efficient movement of pedestrians, cyclists and vehicles around the site, connecting to the shareways around the Neighbourhood Green.

SECTION 2: LOCAL STREET



LOCAL STREET PLAN VIEW



SANCTUARY MOBILITY NETWORK

LOCAL STREETS PEDESTRIAN EXPERIENCE





SHAREWAYS

Shareways enhance the sense of place and enrich the 'city at eye level' experience around the major open space assets including the Neighbourhood Green and the Foreshore Park. These streets prioritise pedestrian and cyclist movement whilst accommodating site access for vehicles in a low speed traffic environment. Road reserves vary from 8.5m (as per the DCP) to a slightly wider 11.5m along the foreshore.

SANCTUARY MOBILITY NETWORK

SECTION 3: SHAREWAY



SHAREWAY PLAN VIEW



SHAREWAY PEDESTRIAN EXPERIENCE



URBAN INTENSITY

HIGH-LOW DENSITY: RATIONALE FOR INCREASED HEIGHT

The approved Urban Growth Concept Plan adopted a European approach to built form with consistent, mid-rise perimeter apartment blocks. Although inspired by places like Paris, when translated to Australia with local influences the ‘eye level’ experience and skyline of a place quickly becomes monotonous. This effect is evident in many of Australia’s urban renewal precincts, including parts of Wentworth Point.

An alternate approach to built form widely regarded as an improvement on the above is a model known as ‘Vancouverism’. Originating in Vancouver, the model is based on ‘new urban’ human-scale podiums of low rise apartments and terraces with tall, slender towers interspersed throughout a precinct.

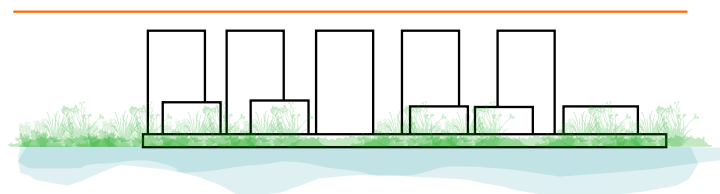
This varied massing approach resonates with Brent Toderian (Vancouver’s chief planner from 2006 to 2012), who explains that when designed well, towers can activate and enliven streets and spaces whilst allowing light access, privacy and views. Furthermore, the mid-rise and terraces establish an “urban room” fronting

the streetscape and open spaces, ensuring that building edges are as consistently active as they are practical.

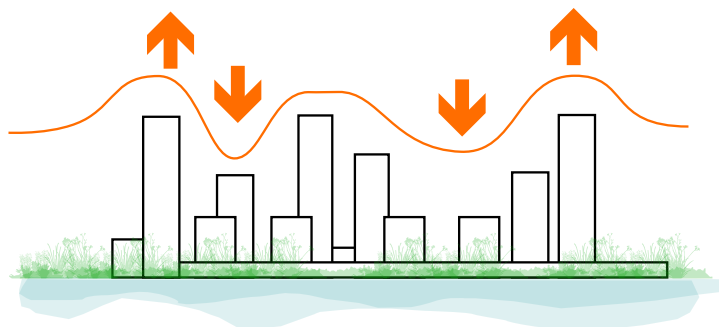
The revised concept proposes to evolve the concept towards a tailored Vancouver model. A finer-grain network of human-scale streets and blocks is created to improve the liveability and sustainability of the precinct. Integrated within this framework is a series of slender, landmark towers that improve the skyline.

The high-low density model delivers further benefits in that it maximizes both public and publicly accessible open space, delivering greater amenity for residents and visitors. Almost double the open space is delivered in Sanctuary Master Plan (3.23ha) in comparison to the previous Urban Growth scheme (1.88ha) - urban gardens, landscaped setbacks, parks, play areas, walkable connections and staying spaces all contribute to a highly programmed and therefore active and vibrant streetlife.

Approved continuous twenty-five storey (Urban Growth)

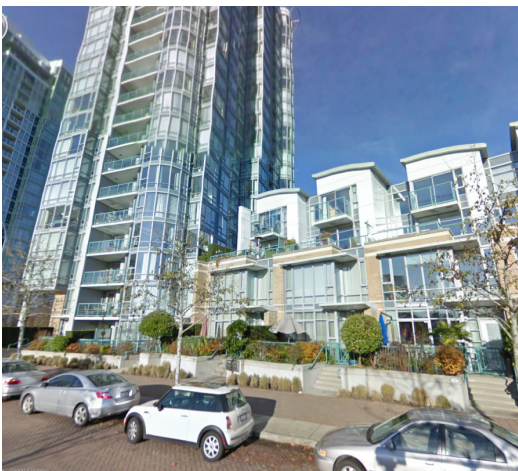


Height Variation & Distribution (Revised Concept)



The above diagram highlights the concept of varying heights and creating a more unique skyline comparing the approved Urban Growth Scheme to the current proposal.

Drawing inspiration from best practice high-low urban design





PLACE MEASURES

QUANTIFYING PLACE DESIGN AT SANCTUARY

PLACE PERFORMANCE & METRICS

Performance measures are flexible and adaptable design, communication, benchmarking tools created to inform the iterative planning, development and delivery of The Master Plan for Sanctuary. These measures guide, measure and communicate the project's overarching place vision moving forward, giving us the ability to look deeper into The Master Plan concept with a view of place experience, quality of life, diversity, equity, urbanity and resilience.

Research has been undertaken into worlds best practice place making and benchmarking to identify and quantify the appropriate performance measures of Sanctuary to support the Urban Design and Place outcomes. The process of selecting place performance measures for Sanctuary stems from Sanctuary's Place Activation Strategy; 'best practice' case studies; Sanctuary specific research; as well as Sanctuary's Urban Design and Planning Proposal.

The primary goal of the performance measures is to create a set of quantifiable metrics (17 in total, see adjacent) that evaluate performance in a way that is nuanced to a locality, easily understood, and can support evidence-based decision making. These indicators, when used in conjunction with other community building measures, facilitate an understanding of how the revised Sanctuary proposal will perform and be experienced as a place compared to the original Urban Growth Scheme.

These metrics are grouped in themes which include:

- Housing;
- Services & Amenities;
- Culture & Design;
- Open Space & Environment; and
- Transport & Connectivity.

The measures & metrics (highlighted adjacent) are considered essential for creating quality places and have been organised to assist with evaluating the performance of Sanctuary. For example, the amount of open space per person provided within the precinct establishes a metric that will improve the quality of life, mental health and well-being of residents and community stakeholders.

An appendix to this report will provide a breakdown of each measure and metric, and how the original concept (Urban Growth) stacked up with the current proposal with a particular score and rating system. The following pages detail the comparison overall.

OBJECTIVE

MEASURE

METRIC



Housing

A fully, integrated urban village of social, private & affordable housing



Micro-Neighbourhoods



No. of micro-neighbourhoods



Vertical Village



m²/ Ratio of private communal space per resident



Open Space Accessibility



X% of all residential entries within 100m of open space



Services & Amenities

New & improved services, facilities & amenities, supporting a diverse community



Productive Gardens



Xm² of Garden per bedroom



Parks as Places



No. of activities per public open space



Edible Landscapes



% of total edible plants



Culture & Design

A safe, welcoming & healthy place to live



Adaptable Ground Floors



1. Linear m of active ground floor
2. Floor-to-ceiling height
3. Depth & height of pedestrian shelter @ ground plane



Building Entries



No. of building entries / 100m of building facade



Lot Frontage



Mix of lot frontage widths (xs, s, m, l & xl)



Open Space & Environment

High quality public spaces & a sustainable urban environment



Green View Index



X% of canopy cover visible in public realm at eye level



Landscape Replacement Area Control



X% of site for communal landscape or Vertical Planting (above 1st floor)



Tree Retention Ratio



X% of existing high value trees retained within site



Tree Replacement Ratio



Ratio of replanting for every high/medium value tree removed



Transport & Connectivity

A well connected inner city location



Walk Score



Score / 100 measuring walkability



Intersection Density and Small Blocks



1. X% increase of intersection density over existing Place per km²
2. Max dimension of block sizes



Streets as Places



Amount of potential activities on street per block



Shared Streets



Max speed of vehicles on shared streets (km/hr)

SANCTUARY PLACE PERFORMANCE

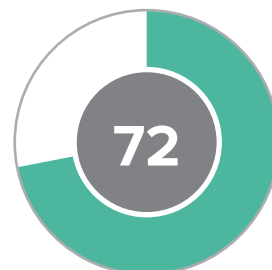
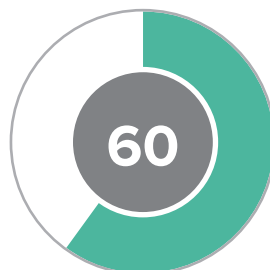
OBJECTIVE

URBAN GROWTH SCHEME

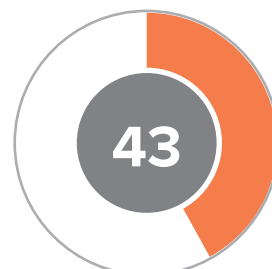
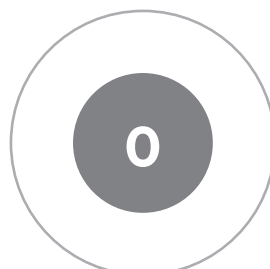
REVISED CONCEPT



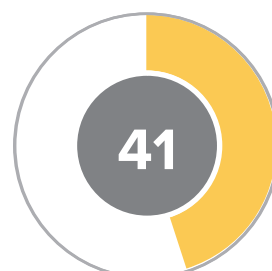
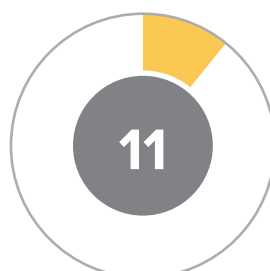
Housing



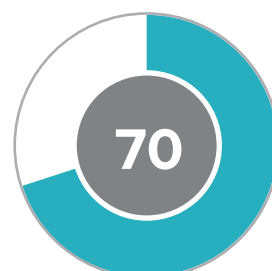
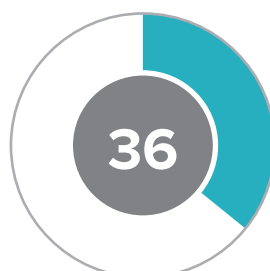
Services &
Amenities



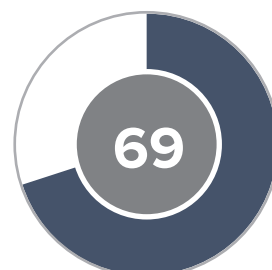
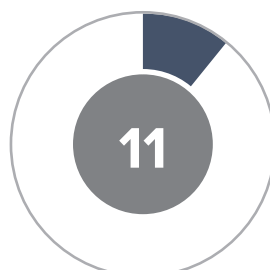
Culture & Design



Open Space &
Environment



Transport &
Connectivity



KEY LEARNINGS

The revised scheme provides better quality housing density, with more consideration to the human scale. More alternative dwelling types and affordable housing is proposed with a high degree of open space accessibility.

The diversity of parks, services and amenities on offer at Sanctuary provides a substantial increased opportunity for productive community gardens, place activation and edible landscapes allocated across the precinct. A childcare facility also acts as a key anchor.

Curated laneways, public art, coworking spaces, feature lighting create a happy & healthy and safe place to live. Recreation is key part of Sanctuary promoting healthy lifestyles. Overall this scheme enhances Sanctuary's liveability.

The purposeful distribution of varied open space typologies within Sanctuary enhances the sites connection to nature (river) as well as access to a variety of open spaces. Generous tree canopy increases the quality of public spaces.

The proposed concept (revised scheme) performs very well, given the proximity to the Ferry station and the incorporation of the light rail stop within the site. The walkable street network improves with pedestrianisation of the foreshore.



CONCLUSION

The amended proposal will enhance local character and identity bringing broad public benefits. Key design responses to the original Urban Growth Scheme includes:

- The realignment of roads to accommodate light rail route and stop through the site, increasing mobility & connectivity;
- The inclusion of shared streets, waterfront walkways and cycle paths to encourage pedestrian movement;
- An decrease in height and removal of the proposed GFA uplift, increasing the provision of public open space (3.23ha) supported by increased public transport infrastructure;
- A more iconic, varied and place led skyline with height strategically distributed to the southern, eastern and western edges of the site, minimising overshadowing to public realm;
- Slender and thinner towers setback on podium levels to enhance the human scale and pedestrian experience at the ground level;
- A more purposeful distribution of varied open space typologies with clear definition and programming to enhance the quality of life in the public realm; and
- A Place Activation Strategy which complements the Urban Design merits of the revised proposal, showcasing broad public benefits for all and a place led design outcome.

Based on RobertsDay's independent urban design and place-making review it is strongly considered that the evolved concept, prepared by the design partnership of Turner, Turf and RobertsDay, creates a more functional, dynamic and resilient proposal based upon a robust movement network and connection/promotion of public transport.

It is recommended Council approve the amended Planning Proposal.



