

# SANCTUARY

## WENTWORTH POINT

### MASTERPLAN PUBLIC DOMAIN AND LANDSCAPE REPORT

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ISSUE E

Prepared for:



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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.



Artistic Impression - Foreshore Park



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.

LEGEND

- WATER
- OPEN SPACE
- PUBLIC TRANSPORT
- RECREATION
- EDUCATION
- FOOD/ RETAIL
- COMMUNITY
- CAFE/ RESTAURANTS
- CYCLE/ PEDESTRIAN ACCESS





**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.





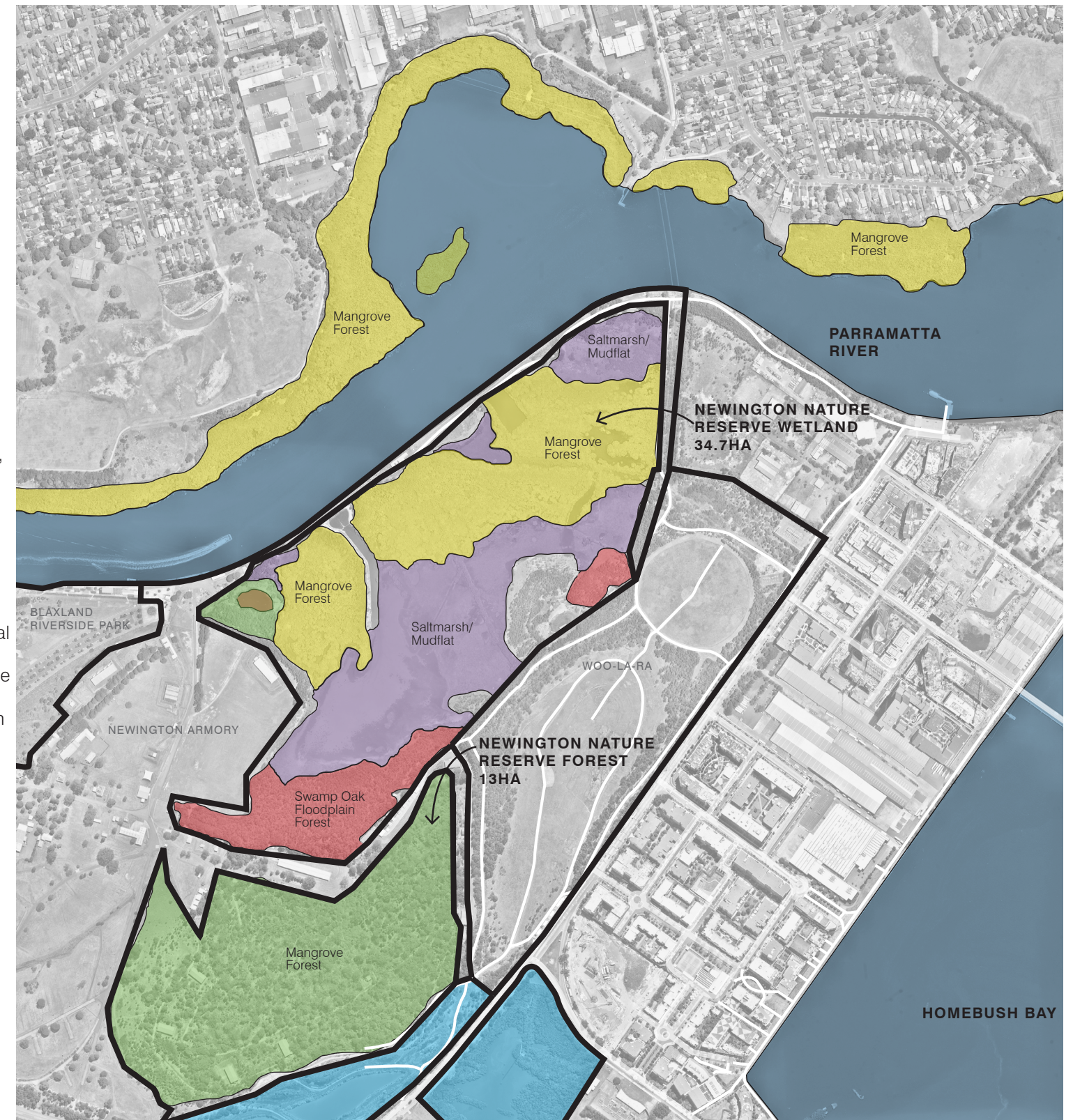
## 1.5 ECOLOGICAL CONTEXT

### 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



LAMPRANTHUS 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)

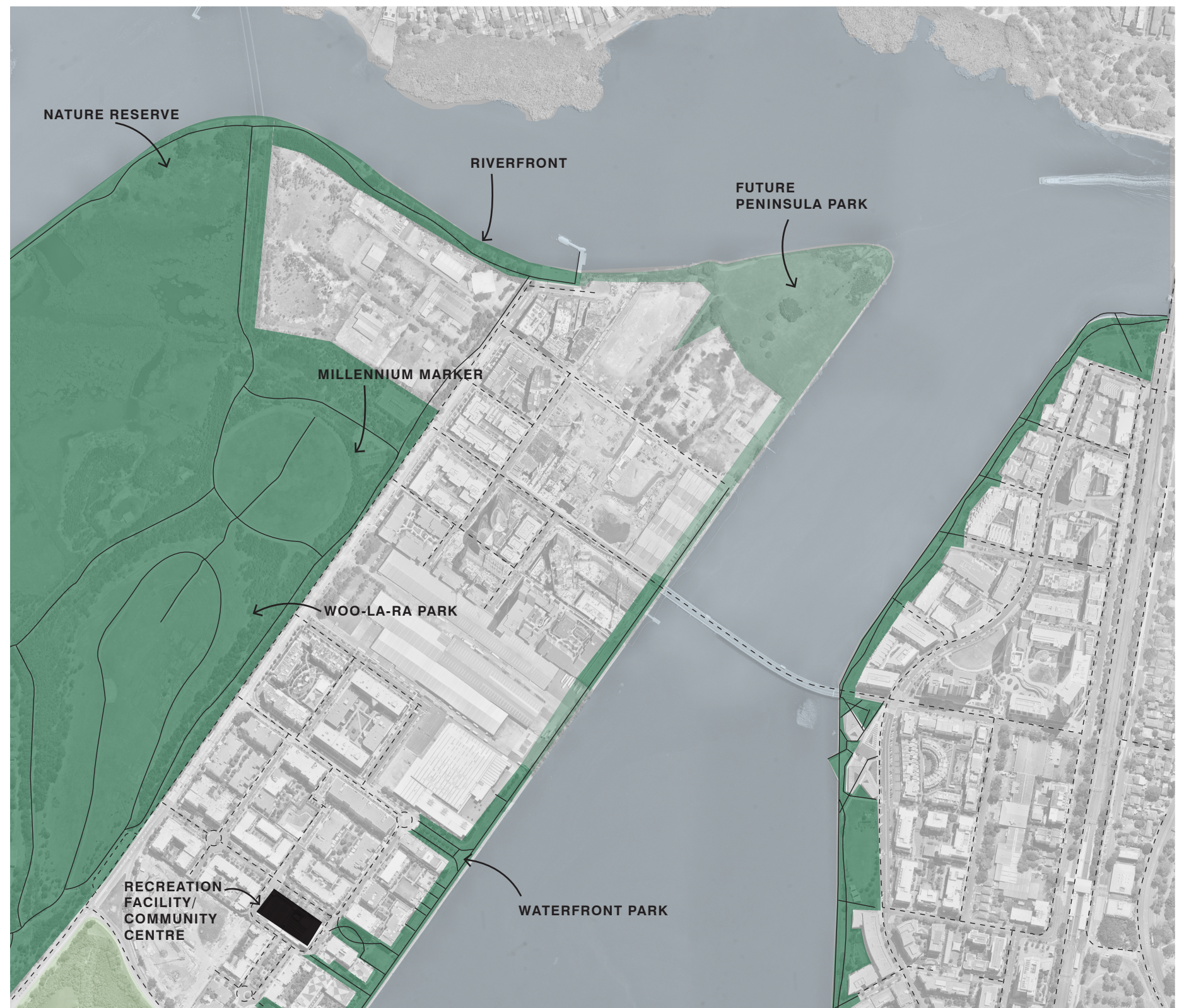


## 1.6 OPEN SPACE CONTEXT

### 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



7. Sydney Olympic Park Ferry Wharf



8. Woo-la-ra Park

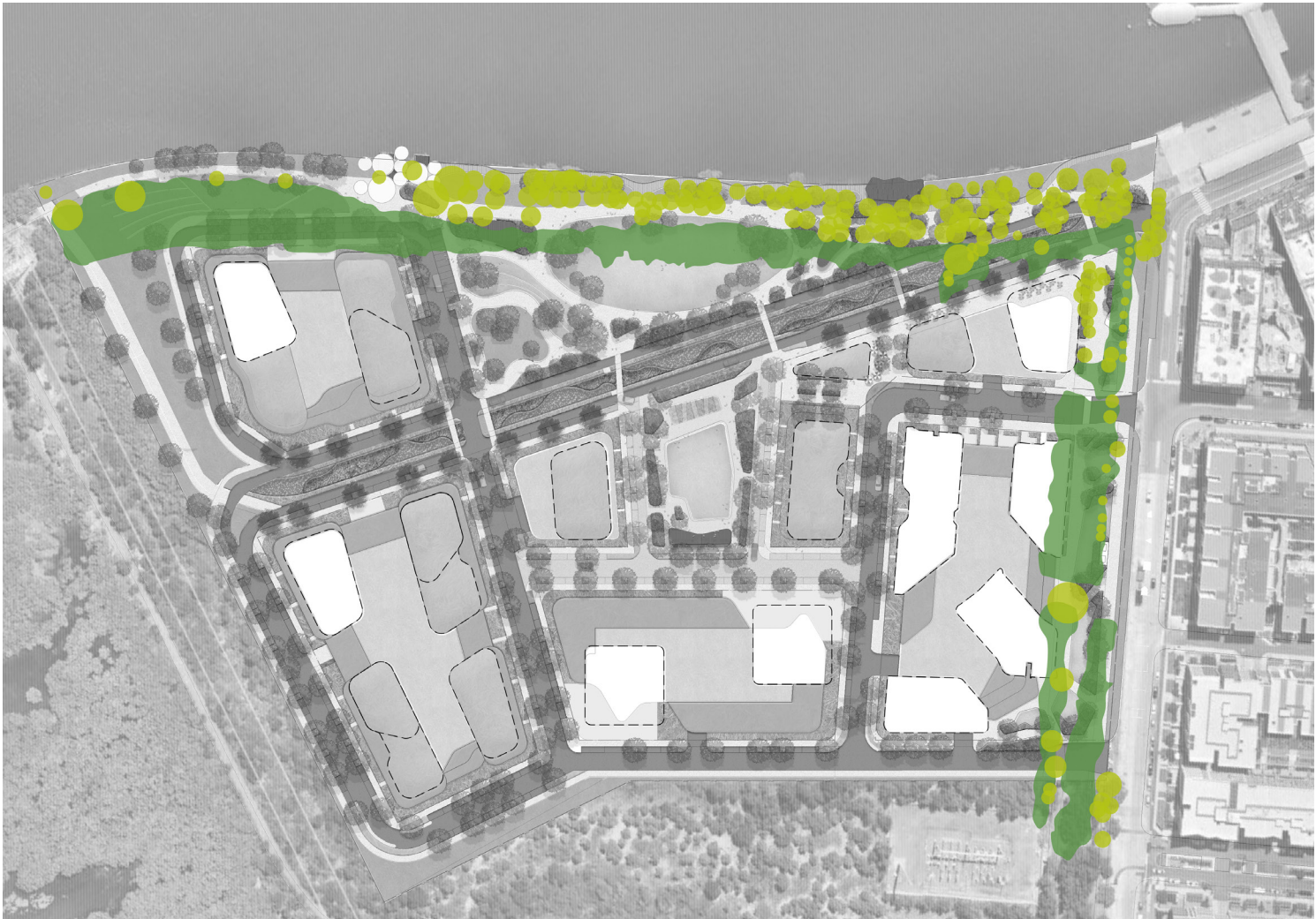


9. Bennelong Bridge



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



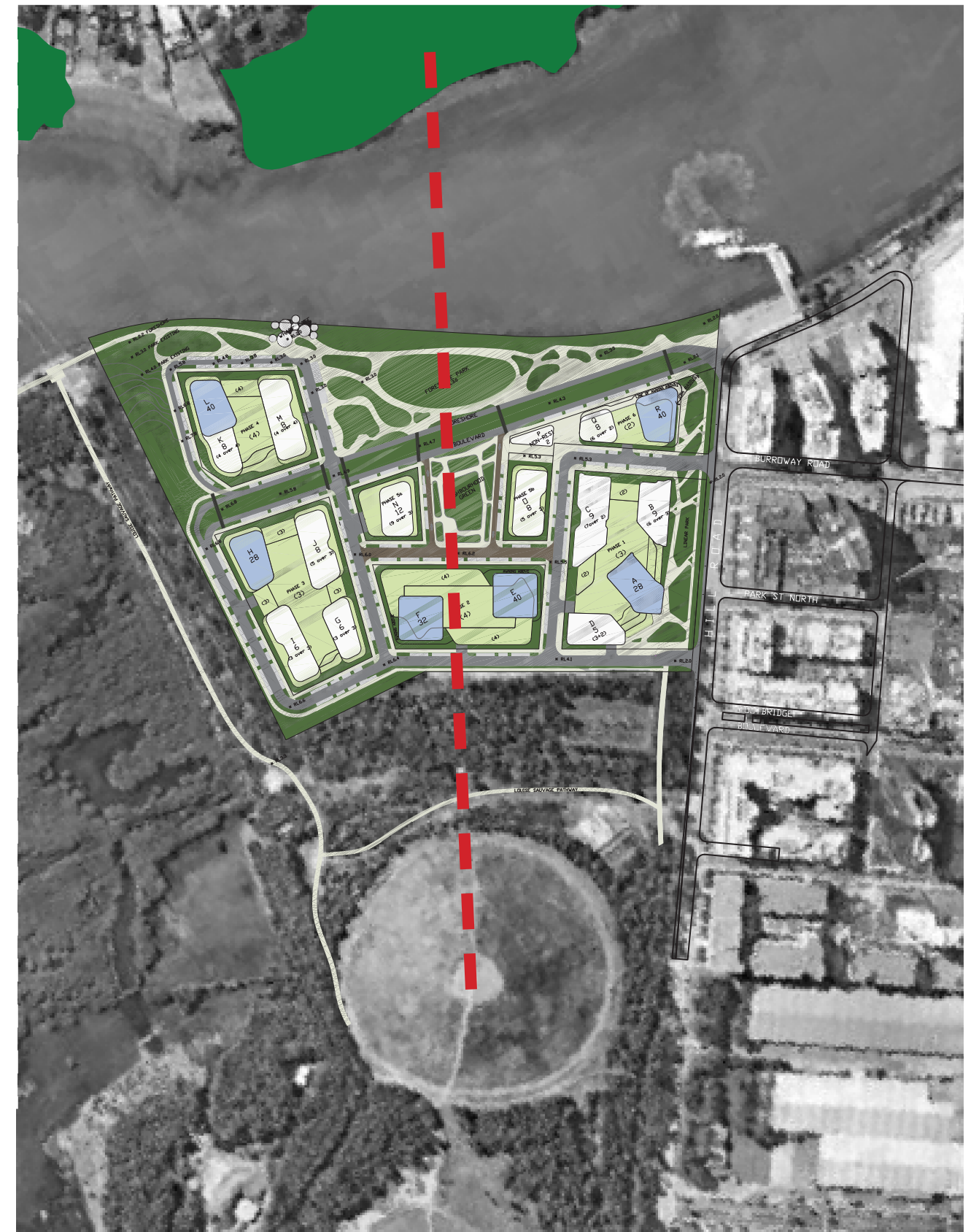
Structure plan provided by Turner

#### Legend

Site boundary	View corridor	Residential	Foreshore pedestrian/cycle link	Maritime plaza
Primary road	Indicative Transport Corridor Incl. Active transport Link	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





Scale 1-1500 @A3

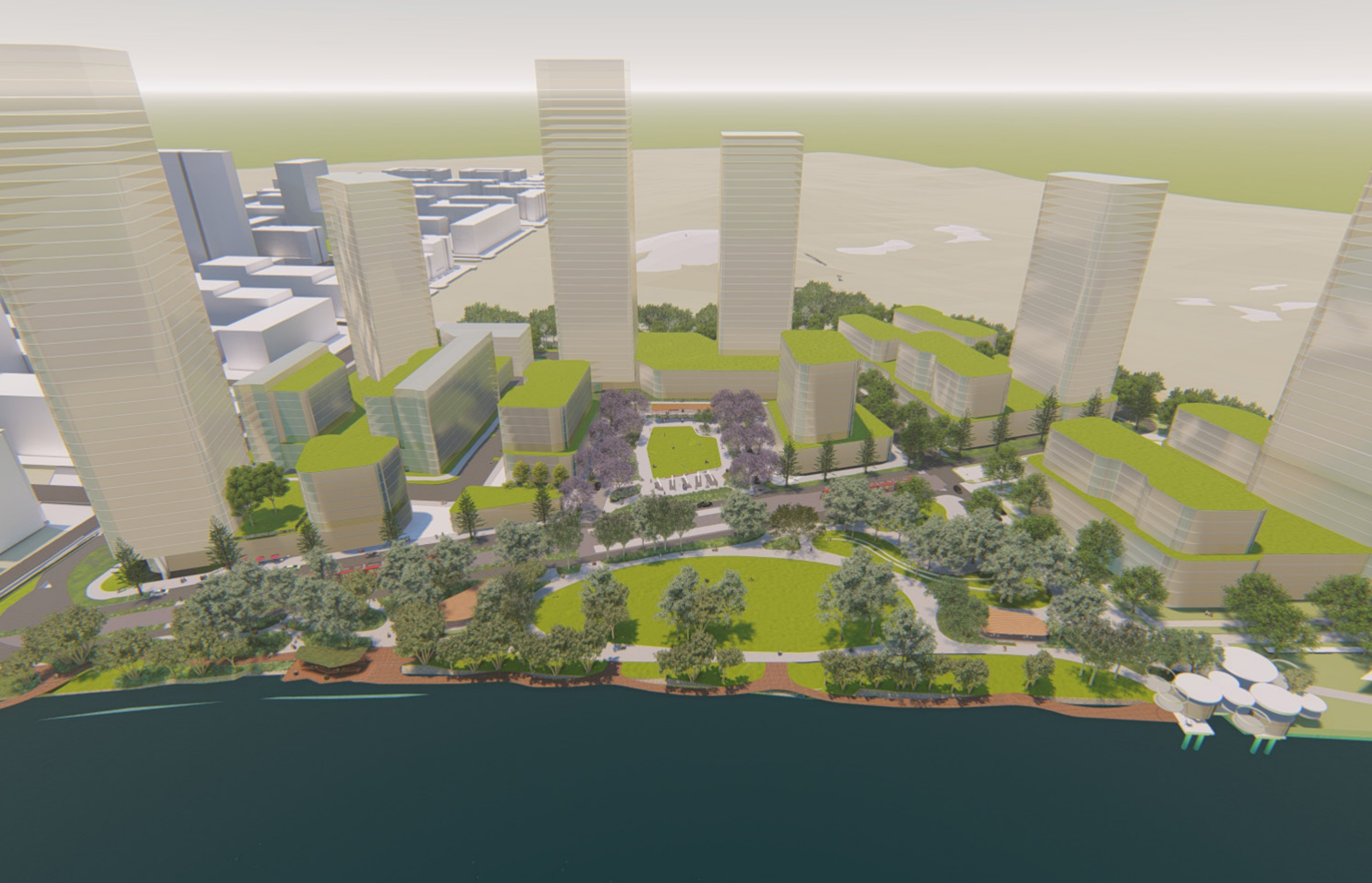


3.5 ILLUSTRATIVE MASTERPLAN - POST-ADOPTION OF LIGHT RAIL



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: 19,970m<sup>2</sup> / 1.99 Ha (Public Reserve)

Neighbourhood Green: 3085m<sup>2</sup> / 0.30Ha (Publicly accessible)

Linear Park/Foreshore Boulevard: 8230m<sup>2</sup> / 0.82 Ha (Publicly accessible)

Southern Park: 1010m<sup>2</sup> / 0.10 Ha (Public Reserve)



#### LEGEND

- Foreshore Park
- Neighbourhood Green
- Southern Park
- Linear Park

- Through Site Link
- Foreshore Boulevard

**DEEP SOIL ZONES**

The development has 49.5% of the total site area as ground (non basement). Street tree planting on structure will be planted in soil trenches conforming with the ADG planting on structure requirements.



**LEGEND**

- Areas capable of deep soil planting
- Tree planting on structure



3.7 PLACE AND SPACES

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



LEGEND

- |                                   |                             |                        |
|-----------------------------------|-----------------------------|------------------------|
| ① Neighbourhood Green             | ⑨ Waterplay                 | ⑯ Dog Play             |
| ② The Green                       | ⑩ Community Lawn            | ⑰ Foreshore Plaza      |
| ③ Community Shelter               | ⑪ Passive Recreation Zones  | ⑱ Existing Shared Path |
| ④ BBQ Facilities                  | ⑫ Cafe breakout space       |                        |
| ⑤ Observation Deck                | ⑬ Throughsite link          |                        |
| ⑥ Cafe/River Room                 | ⑭ Foreshore Walk            |                        |
| ⑦ Bleacher Seating                | ⑮ 5m Wide Cycle/Shared Path |                        |
| ⑧ Spring Walks - Jacaranda Avenue |                             |                        |

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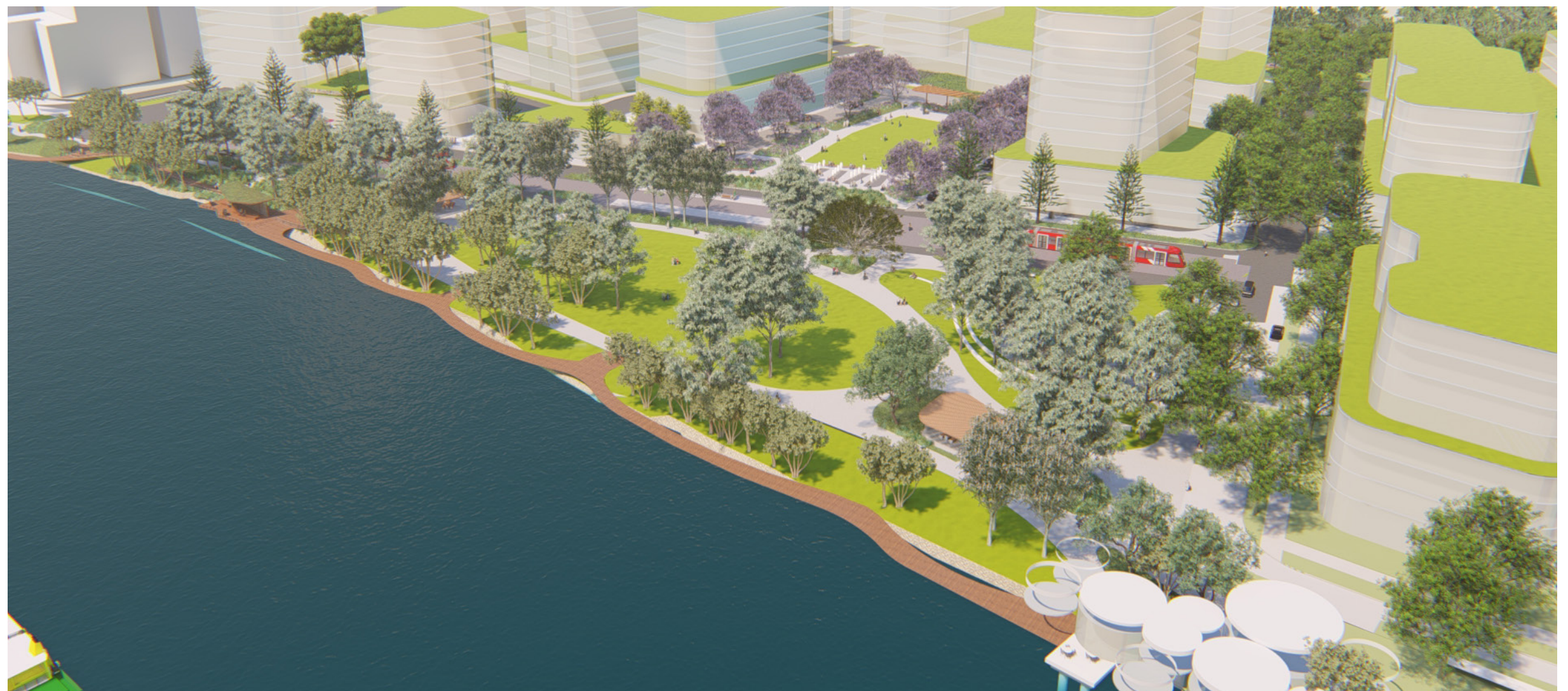


# 4

## 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 exiting 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

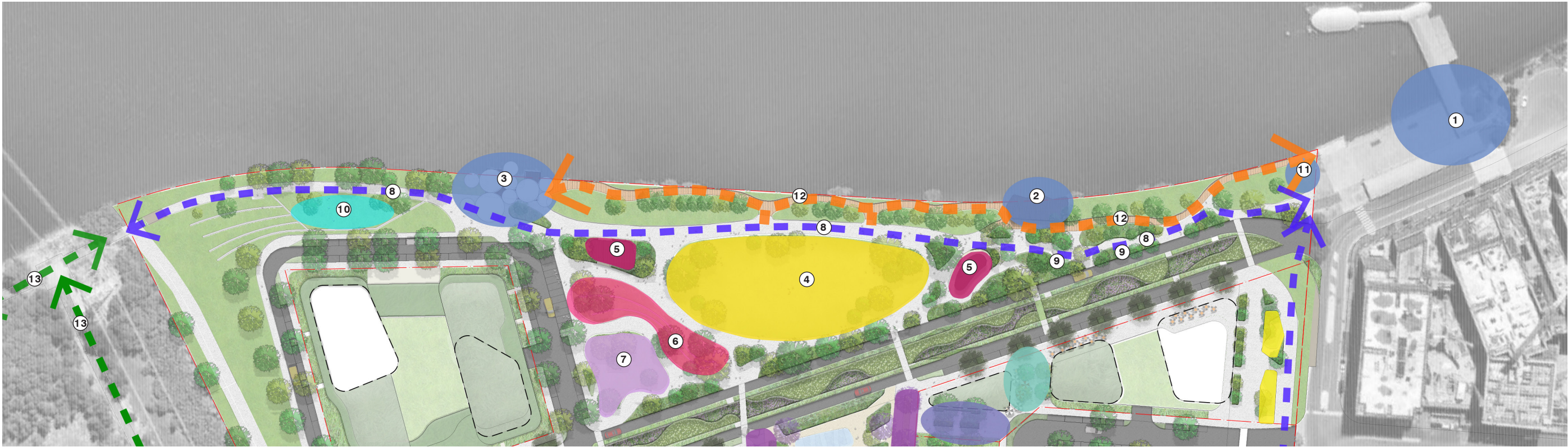
- 1. Ferry Wharf (existing)
- 2. Observation Deck
- 3. Wharf Cafe





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                             | 9. Possible Integrate WSUD |
| 2. Observation Deck                       | 10. Dog Play               |
| 3. Wharf Cafe                             | 11. Foreshore Plaza        |
| 4. The Green                              | 12. Foreshore Walk         |
| 5. BBQ Facilities                         | 13. Existing Shared Paths  |
| 6. Bleacher Seating in grass              |                            |
| 7. Community lawn                         |                            |
| 8. 5m wide Shares Pedestrian & Cycle Path |                            |





1. The Green



2. Bleacher Seating



3. Riverside Walks







4. Foreshore Walk



### 4.3 NEIGHBOURHOOD GREEN

#### VISION

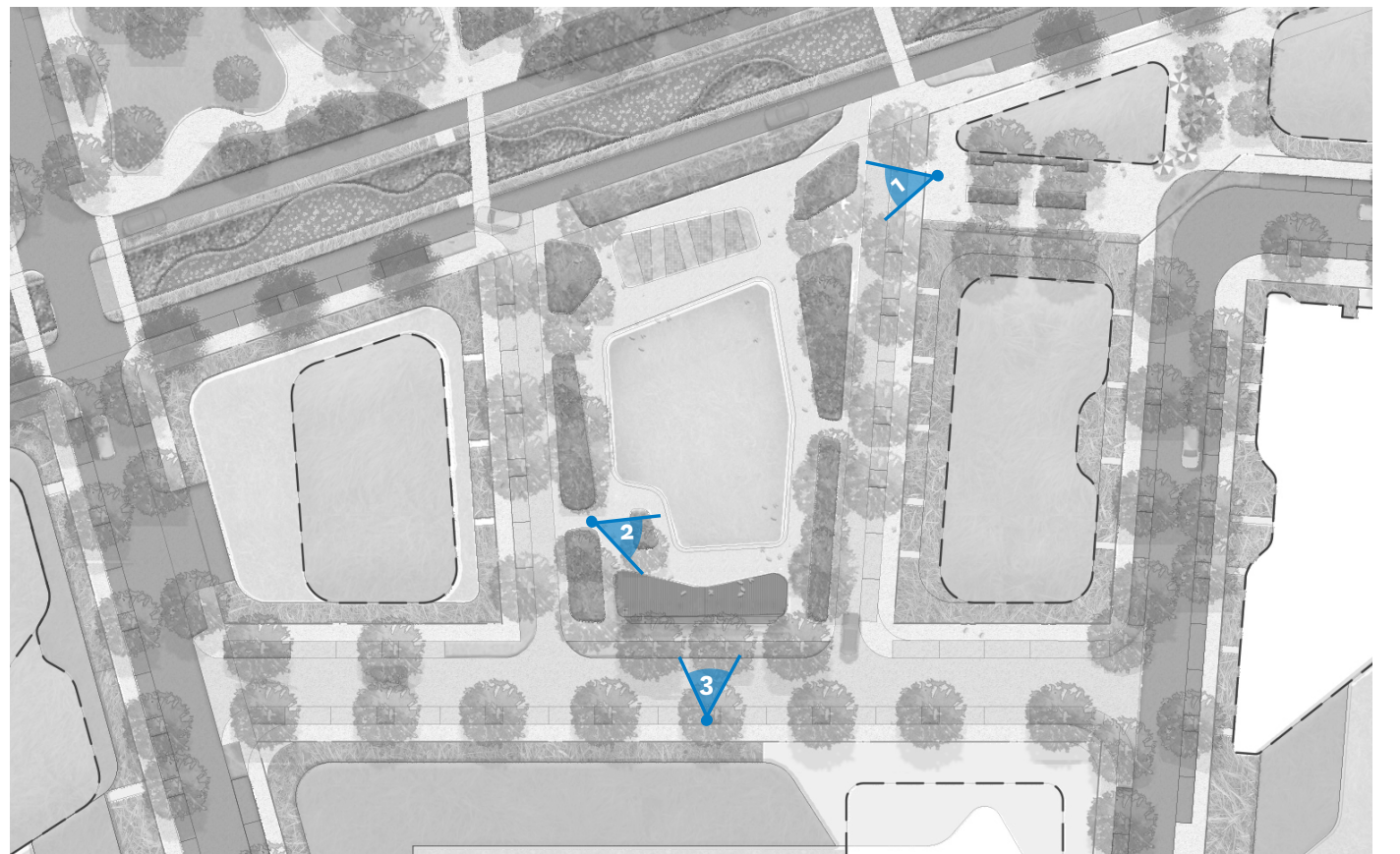
The Neighbourhood Park responds to the needs of the local community. The park offers a range of amenities at a central location allowing for the passive and active recreational needs of the surrounding residents. The park accommodates seating, shade, waterplay and a central greenspace, with a shelter 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 incorporated the proposed future light rail corridor while upgrading and enhancing the existing share path.

LEGEND

- 1. Passive Recreation Zones
- 2. 5 m wide Shared Path





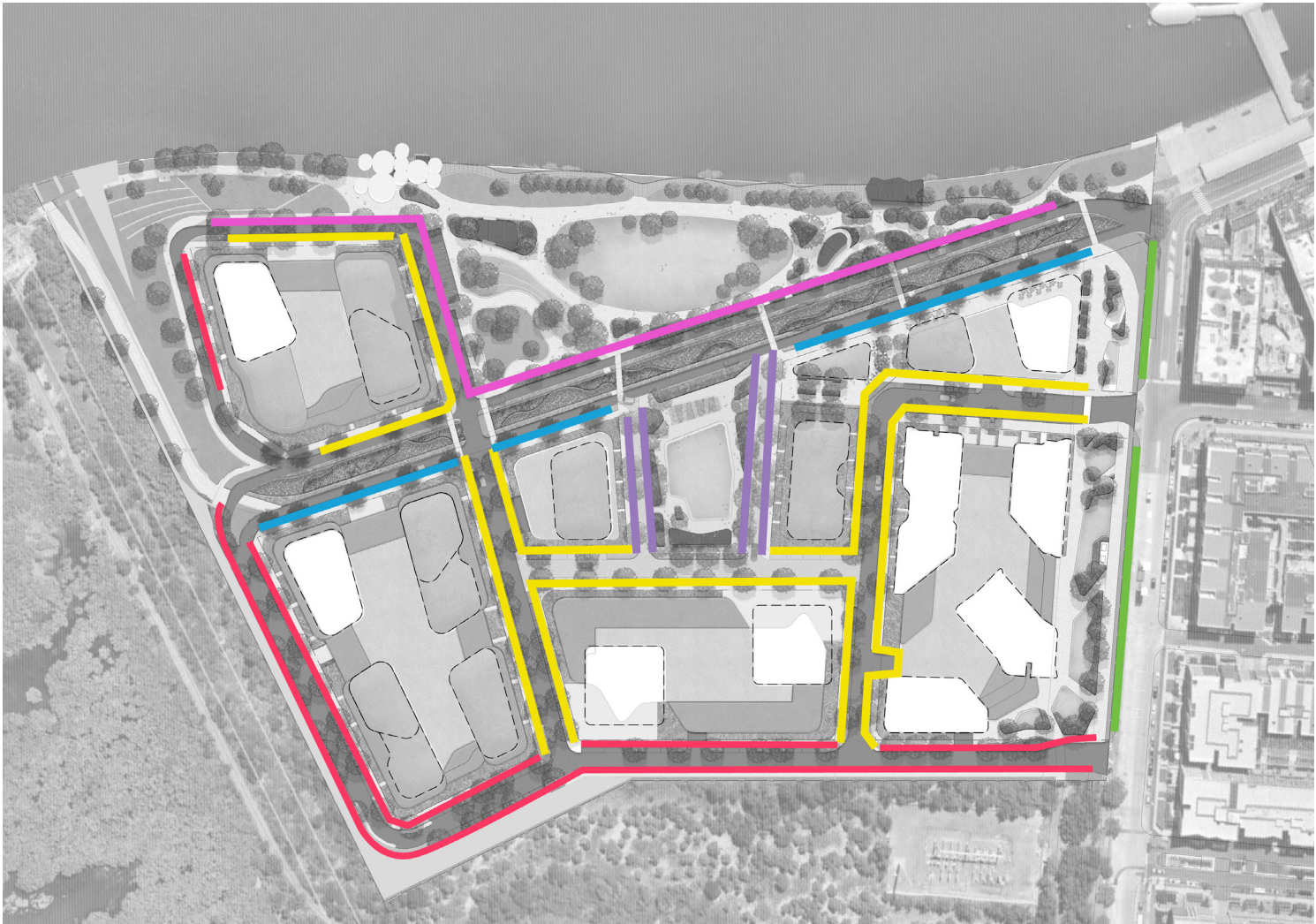


Linear Park



4.7 STREET TREES

<div></div> Parkland Interface	<i>Corymbia gummifera</i> <i>Alphitonia excelsa</i> <i>Eucalyptus racemosa</i>	Red Bloodwood Red Ash Scribbly gum
<div></div> Hill Road	<i>Melaleuca stypheliodes</i> <i>Eucalyptus botryoides</i> <i>Eucalyptus robusta</i>	Prickly-leaved paperbark Southern Mahogany SwamoMahogany
<div></div> River Front - North	<i>Melaleuca quinquenervia</i> <i>Alphitonia excelsa</i> <i>Angophora floribunda</i>	Broad-leaved paperbark Red Ash Rough-barked apple
<div></div> River Front South	<i>Araucaria heterophylla</i>	Norfolk Island Pine
<div></div> Internal Streets	<i>Angophora floribunda</i> <i>Eucalyptus baueriana</i> <i>Eucalyptus robusta</i> <i>Ficus Rubiginosa</i> <i>Syncarpia glomulifera</i> <i>Lophostemon confertust</i>	Rough-barked apple Blue Box SwamoMahogany Port Jackson fig Turpentine Brush box
<div></div> Neighbourhood Green	<i>Jacaranda mimosifolia</i>	Blue Jacaranda





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



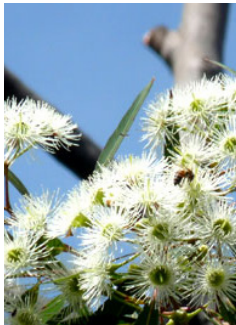
Angophora floribunda



Banksia integrifolia



Buckinghamia celsissima



Corymbia gummifera



Cupaniopsis anarchoideis



Eucalyptus botryoides



Eucalyptus baueriana



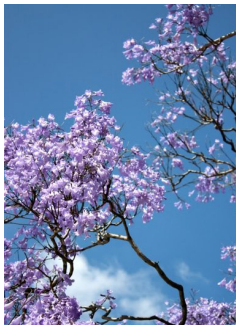
Eucalyptus racemosa



Eucalyptus robusta



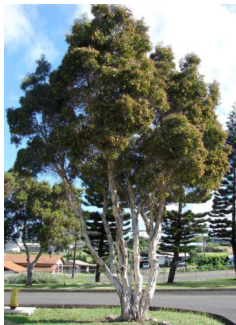
Ficus Rubiginosa



Jacaranda mimosifolia



Lophostemon confertus

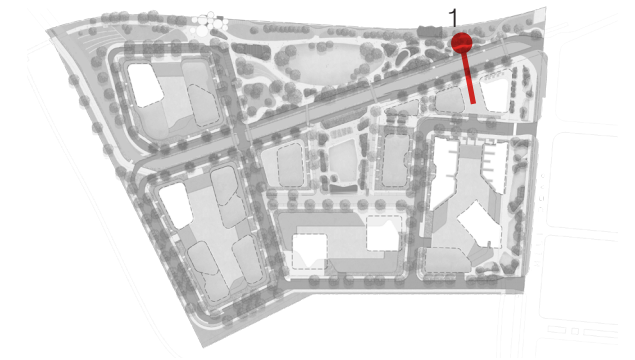


Melaleuca quinquenervia



Syncarpia glomulifera

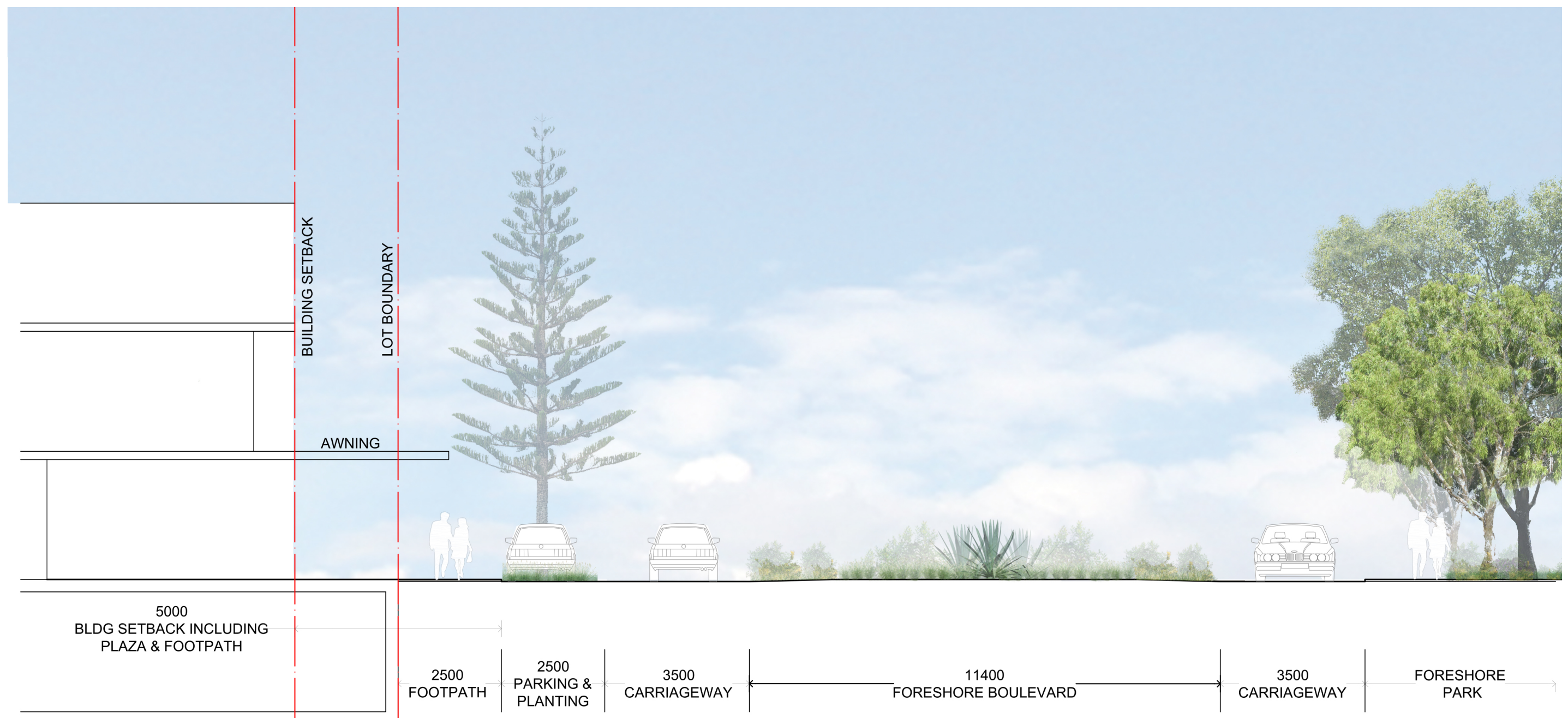




#### 4.9 TYPICAL STREET SECTIONS

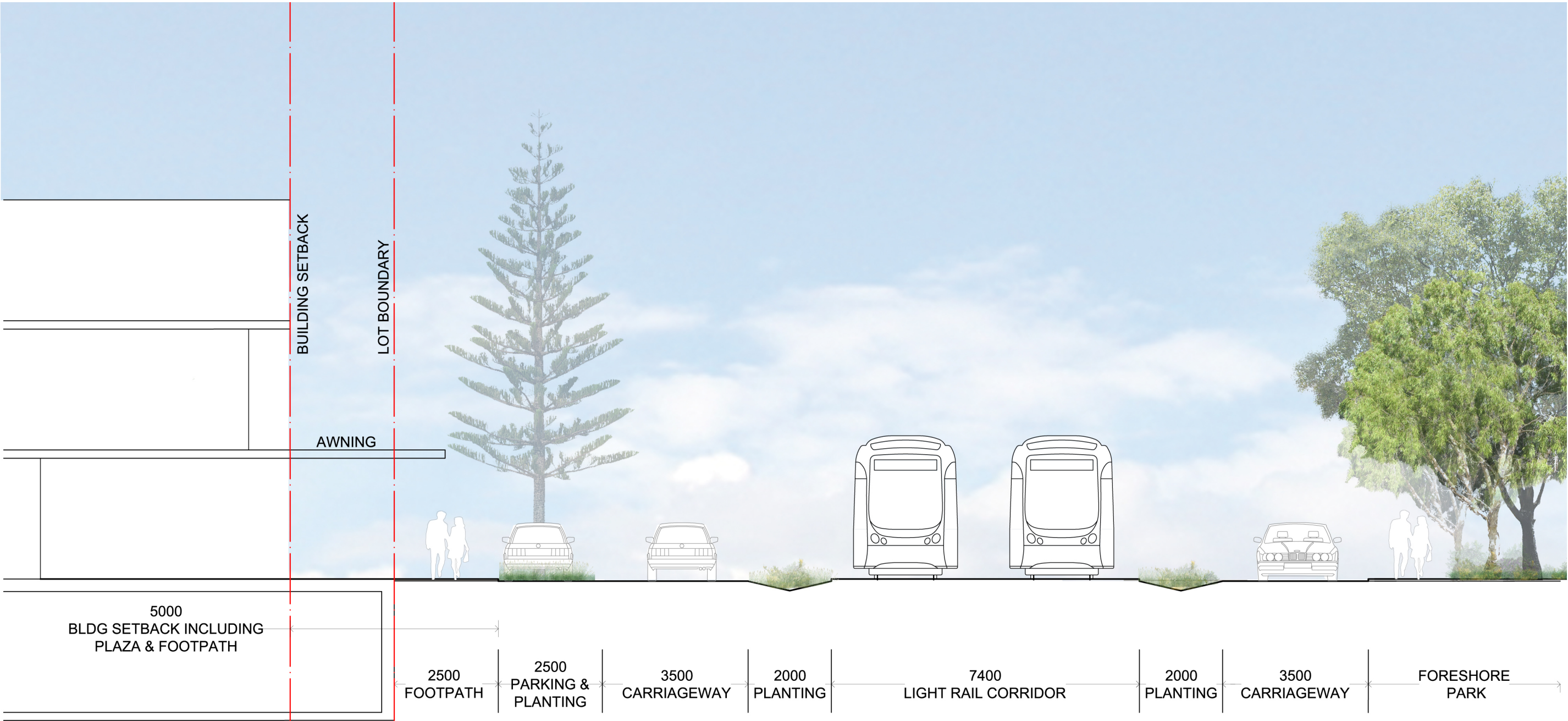
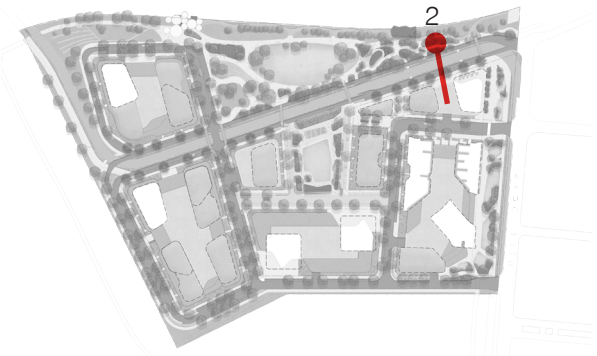
##### SECTION 01 - WATERFRONT STREET FORESHORE BOULEVARD

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





SECTION 02 - WATERFRONT STREET LIGHT RAIL INTERFACE

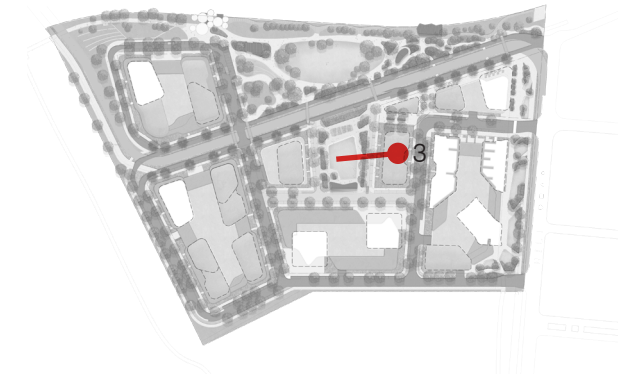






Foreshore Boulevard





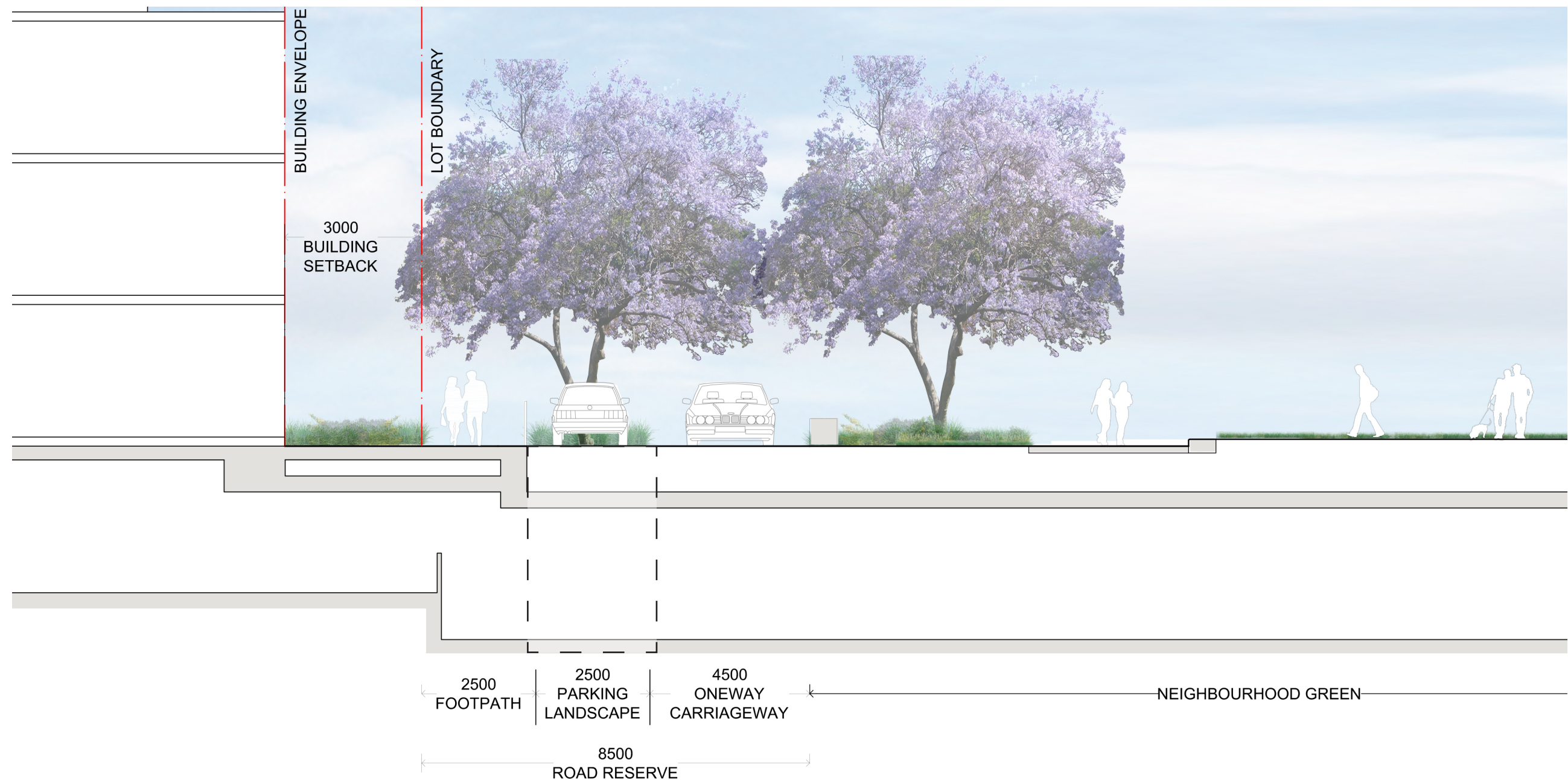
### SECTION 03 - NEIGHBOURHOOD GREEN SHARED STREET

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.

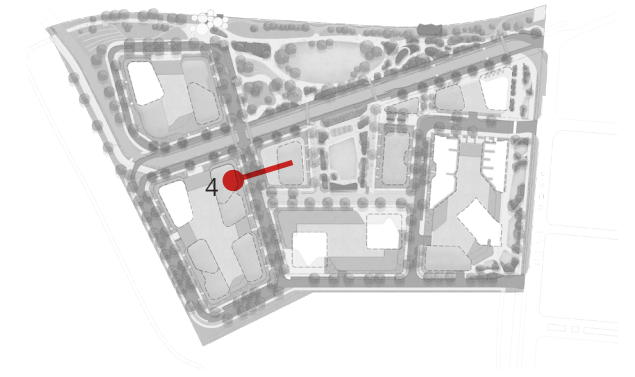






Neighbourhood Shared Street





#### SECTION 04 - RESIDENTIAL STREET

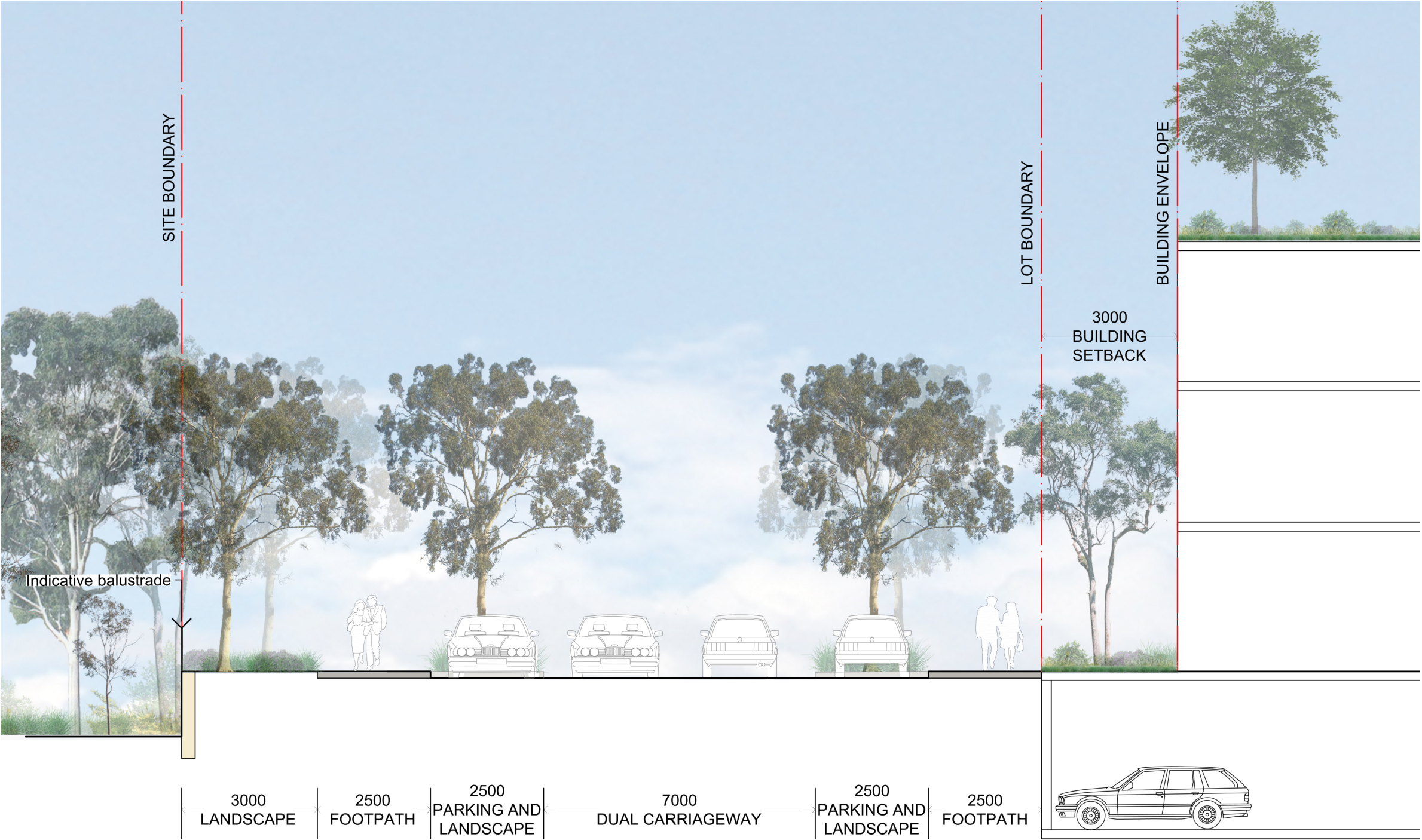
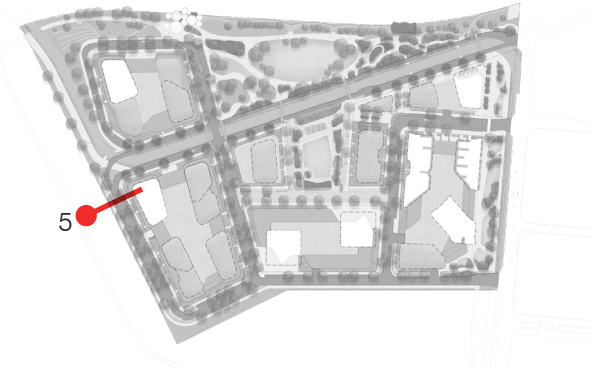
The alignments of the residential streets extends the views & vistas from the millennium parklands to the river, through street planting and low level vegetation that reflect native species found within the region. Offering the amenities of shade and security without obscuring vision.





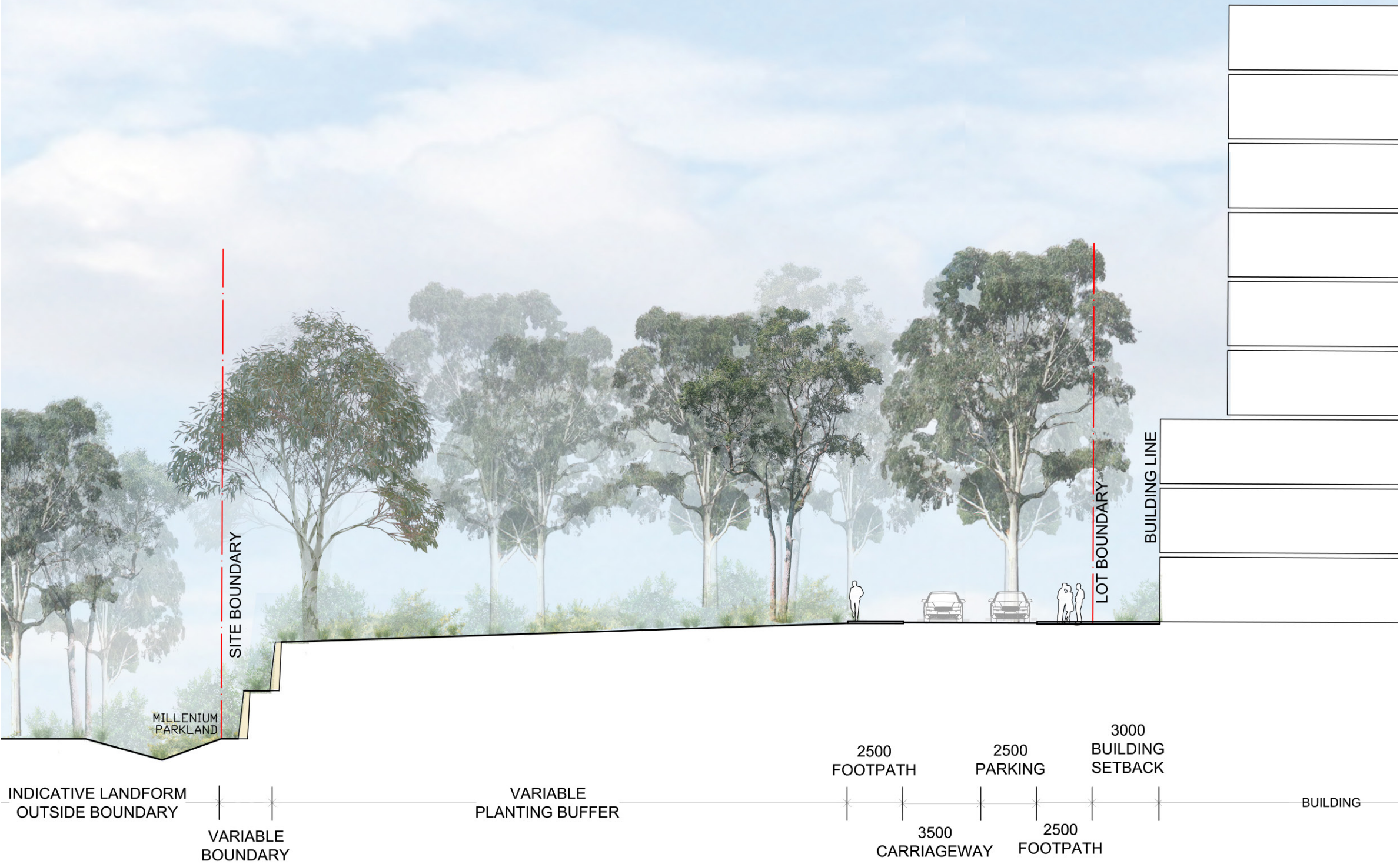
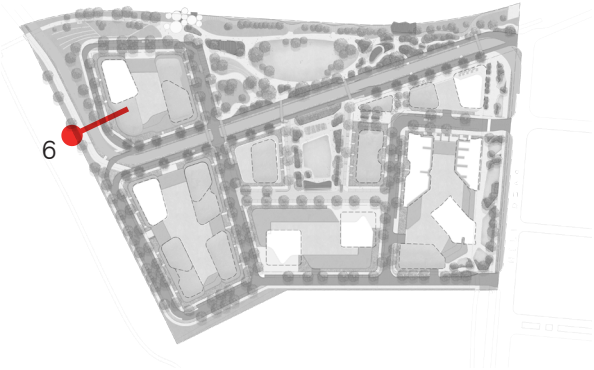
**SECTION 05 - BOUNDARY SECTIONS**

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

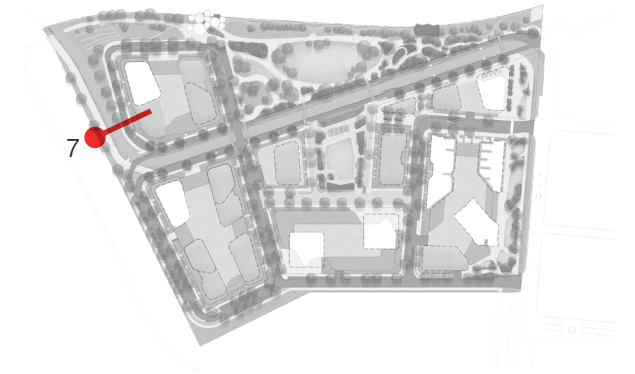




SECTION 06 - BOUNDARY TO STAGE 4 SECTIONS

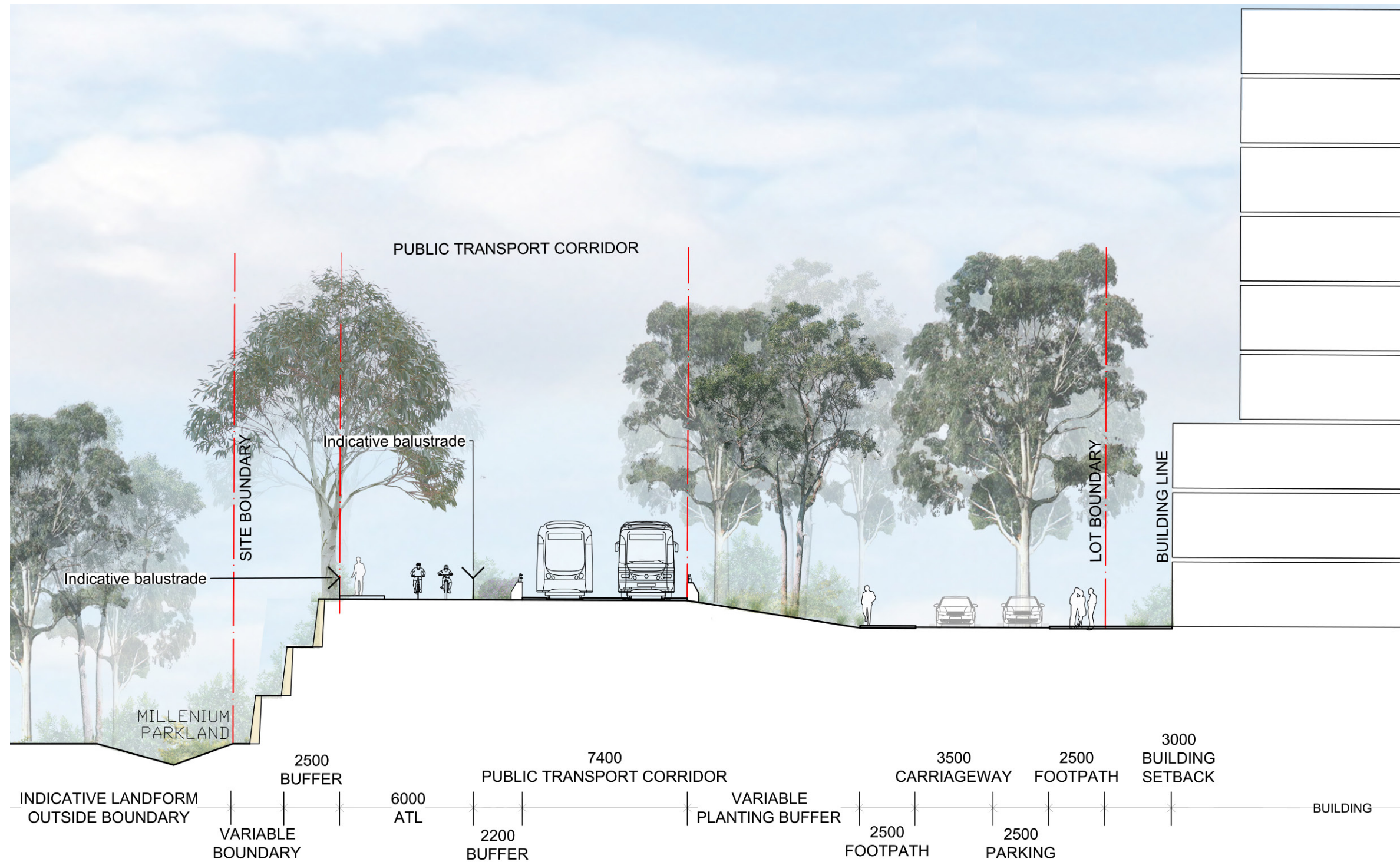






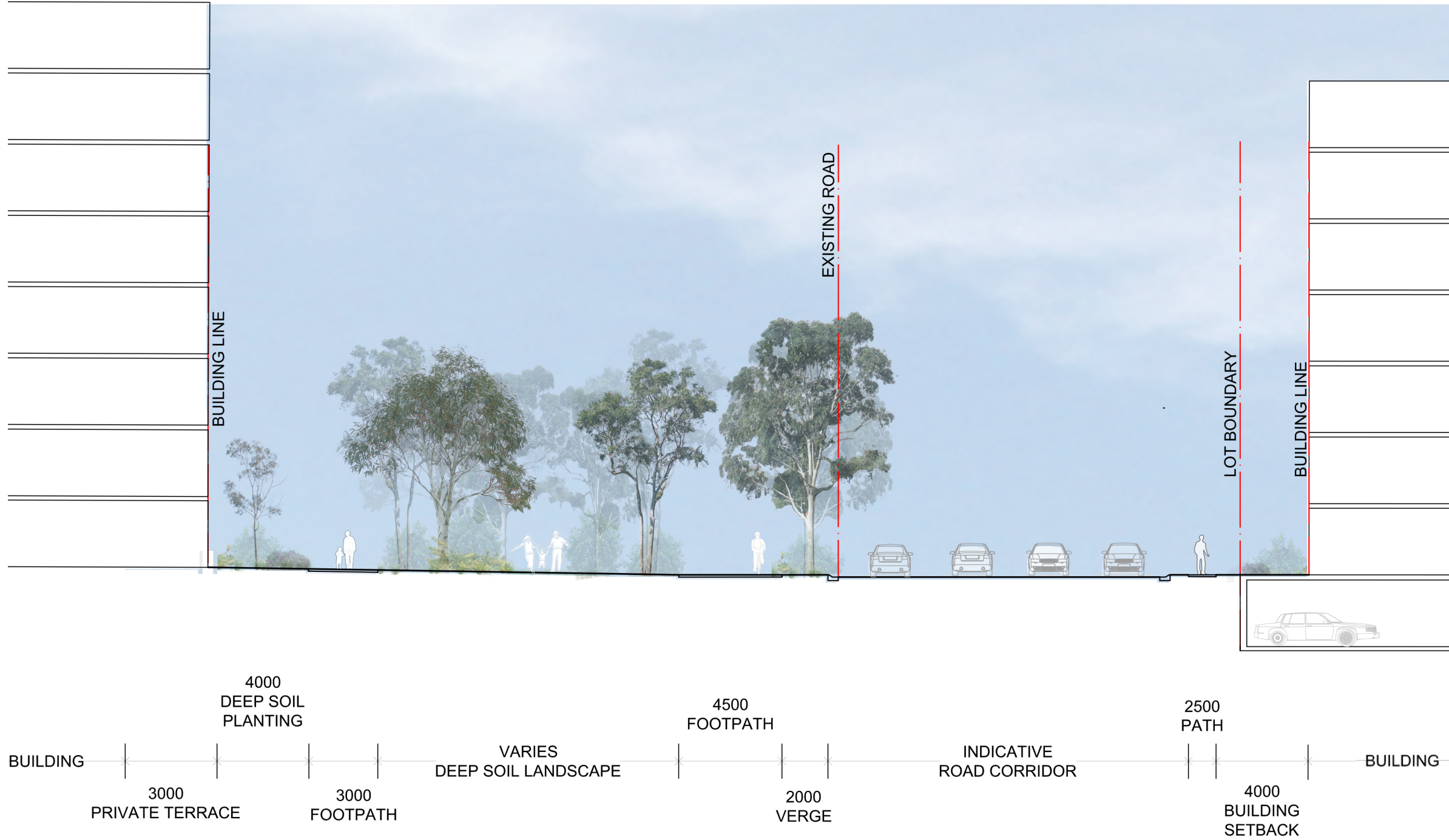
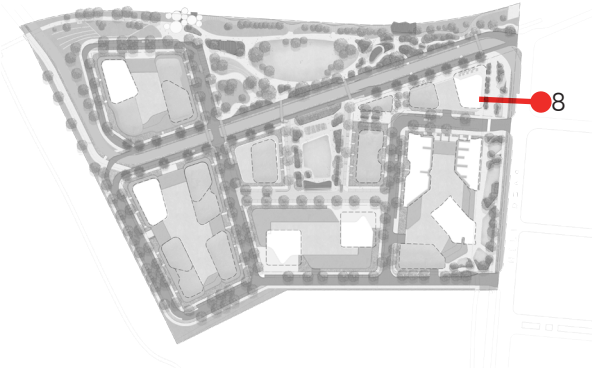
## SECTION 07 - BOUNDARY TO STAGE 4 SECTIONS LIGHT RAIL

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



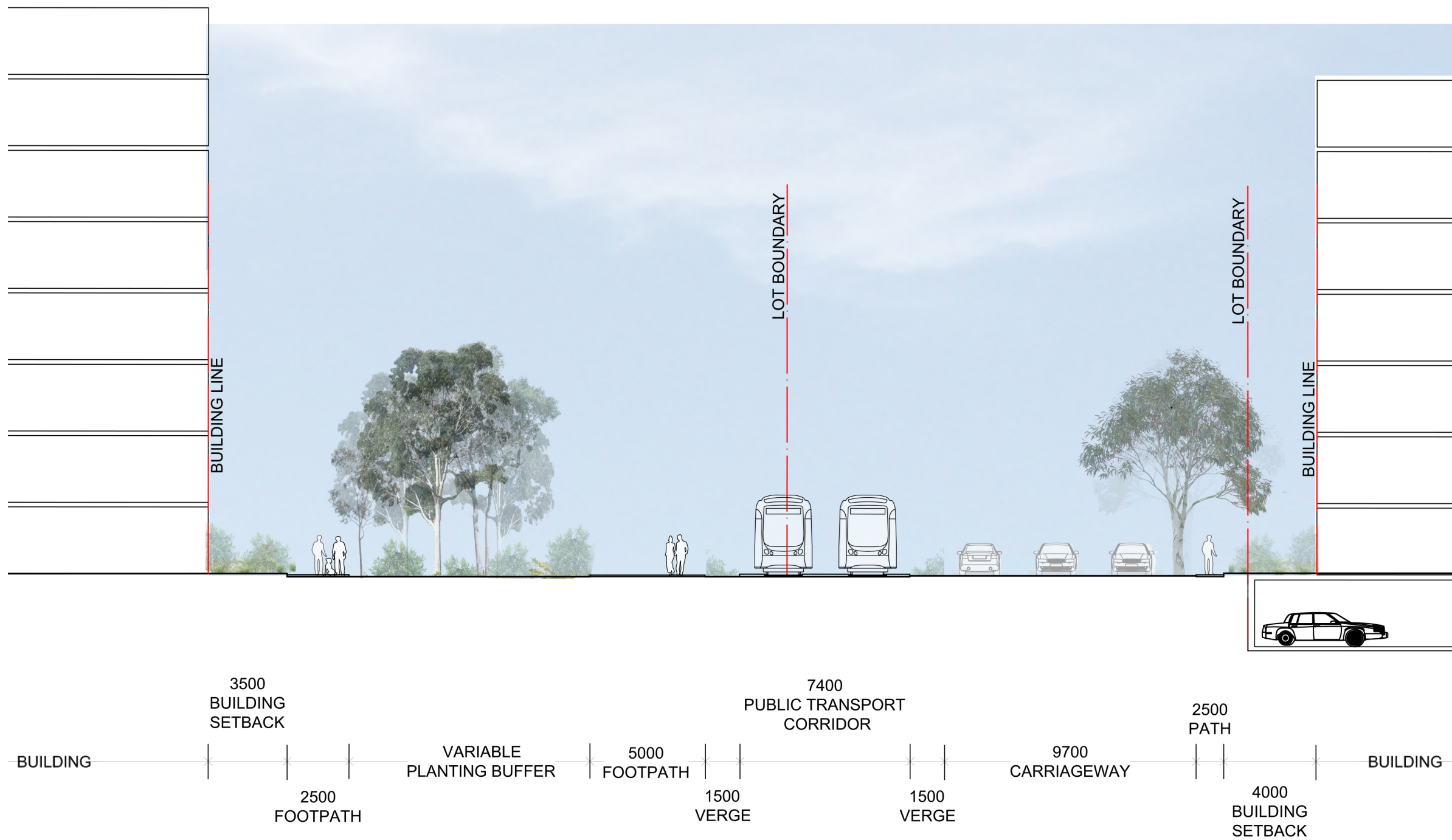
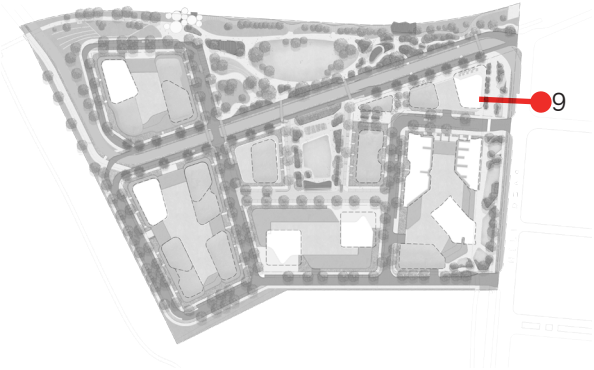


SECTION 08 - HILL ROAD SECTIONS



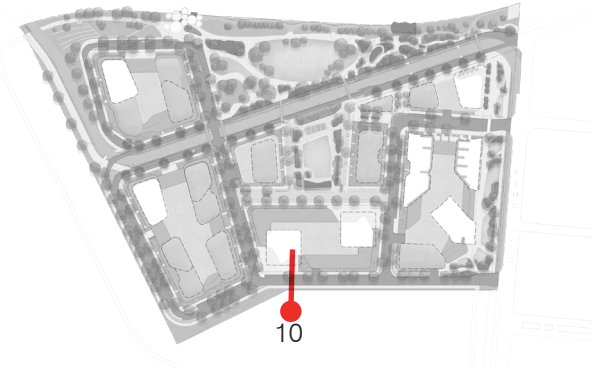


SECTION 09 - HILL ROAD SECTIONS



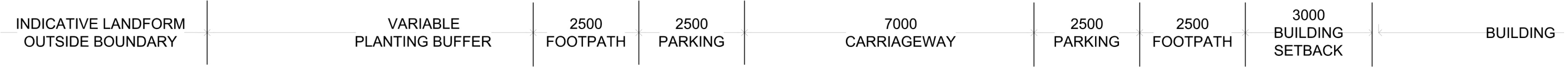
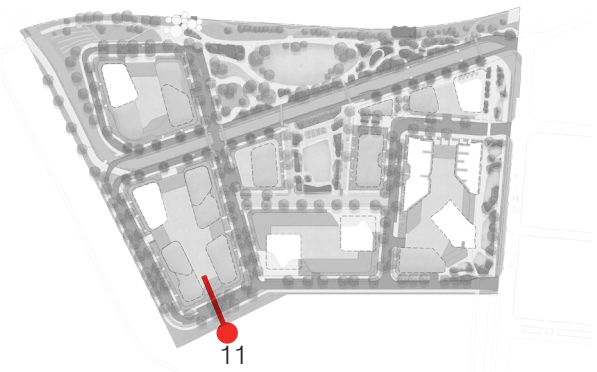


SECTION 10 - SOUTHERN BOUNDARY SECTIONS





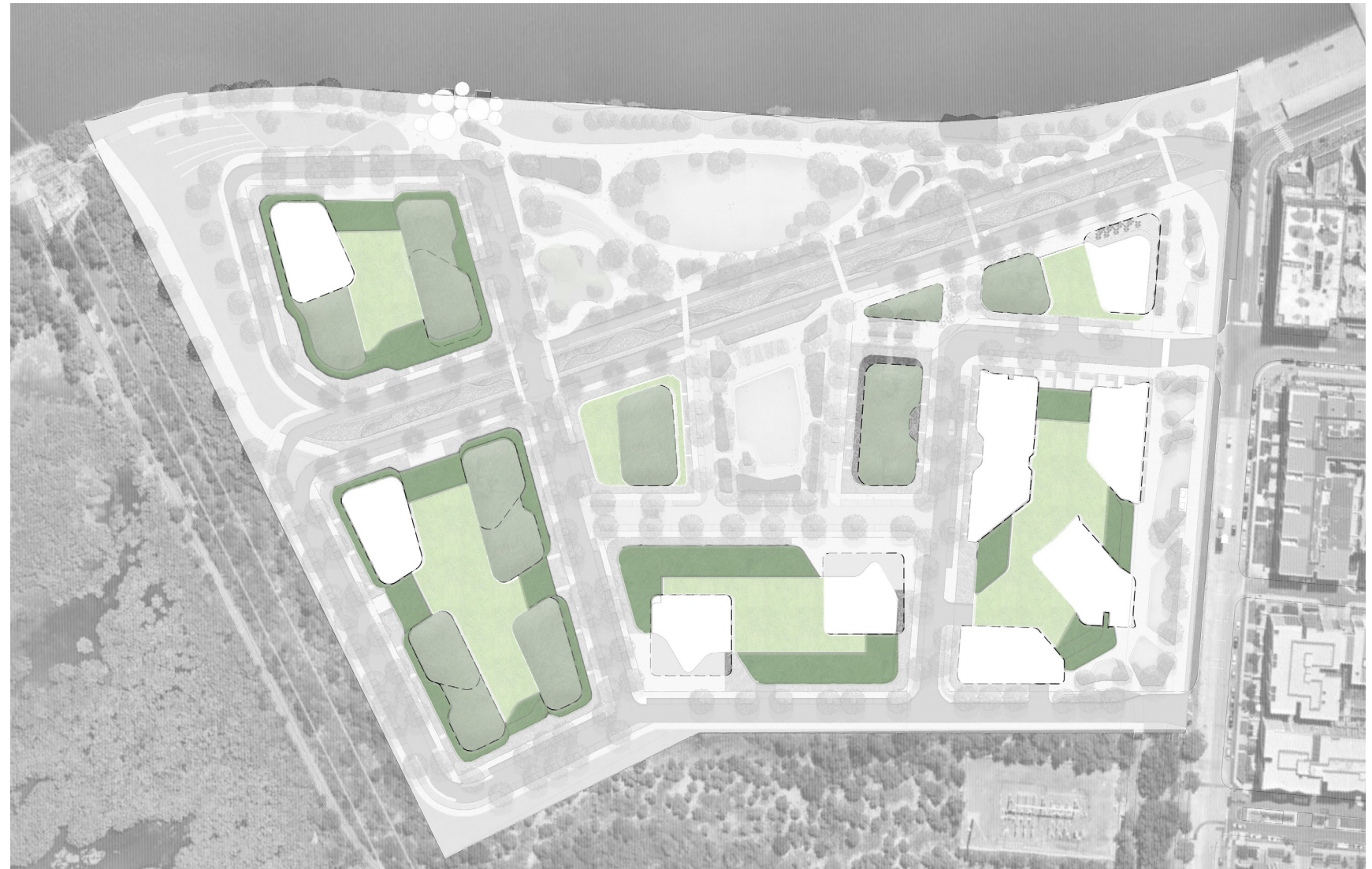
SECTION 11 - SOUTHERN WEST BOUNDARY SECTIONS





# 5

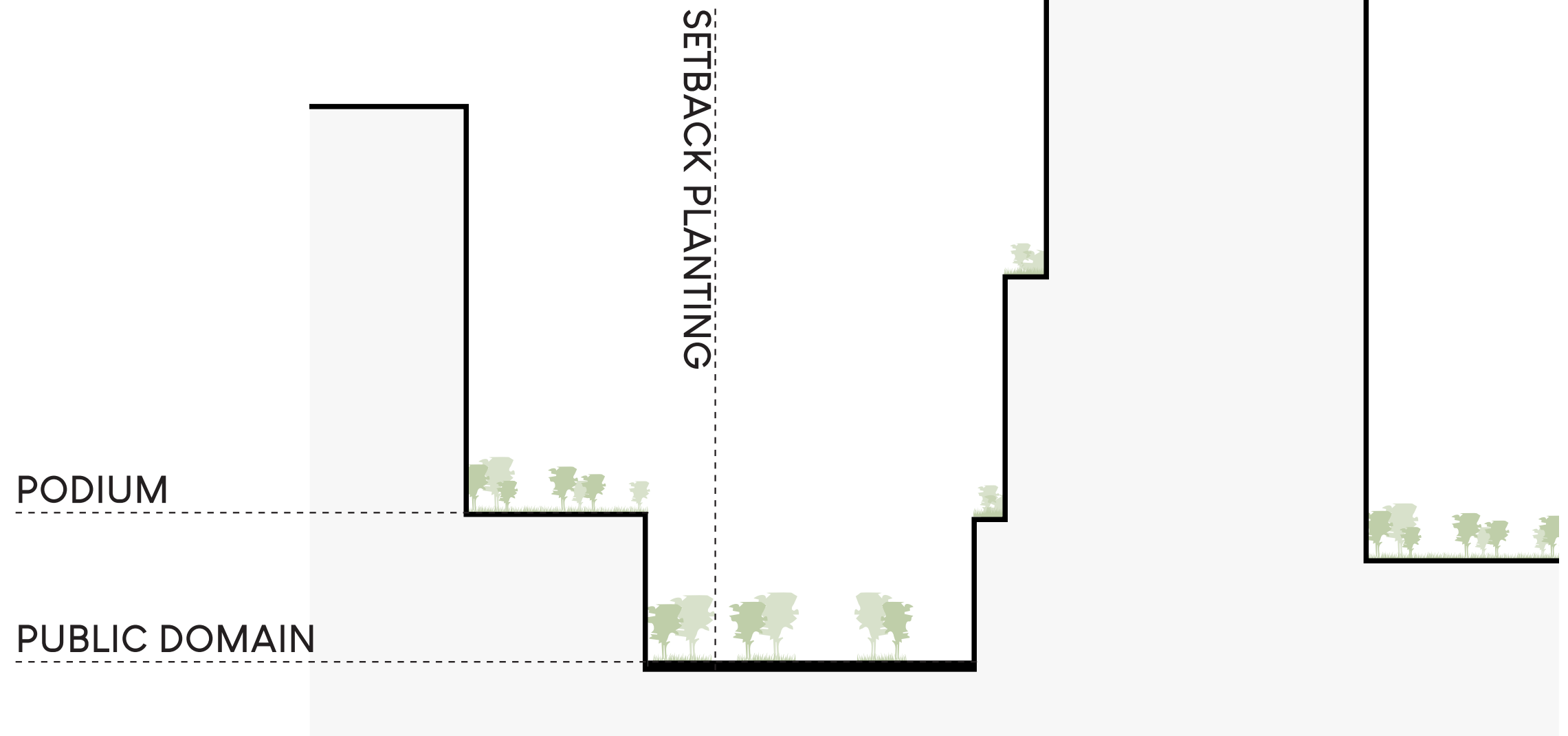
## PRIVATE DOMAIN





### 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.





5.3 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

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



Callistemon salignus



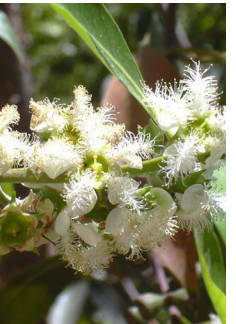
Corymbia gummifera



Elaeocarpus reticulatus



Flindersia australis



Lophostemon confertus



Melaleuca bracteata



Melaleuca quinquenervia



Tristaniopsis laurina



Waterhousia floribunda



Baeckea linifolia



Baeckea virgata



banksia spinulosa



Carpobrotus glaucescens



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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