

State Significant Development

9 Burroway Road, Wentworth Point

Design guidelines & Concept Plan diagrams

Prepared for
Landcom

Issued
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SJB acknowledges the Traditional Custodians of the lands, waters, and skies, and their perpetual care and connection to Country where we live and work. We support the Uluru Statement from the Heart and accept its invitation to walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people towards a better future.

We believe that inequity enshrined in our society continues to significantly disadvantage our First Nations colleagues, friends, and community. Following the referendum, we are personally and professionally recommitting our support of Aboriginal and Torres Strait Islander people. We will continue to strive for (re)conciliation by acting with integrity and passion, in an effort to address this imbalance in our country and create lasting generational change.



Certified Management Systems

ISO 9001:2015 Quality Management System
ISO 45001:2018 Occupational Health & Safety Management System
ISO 14001:2015 Environmental Management System

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Design Guidelines

The design guidelines will define the future character of the site and establish the values that underpin future development.

Vision

A Peninsula along Homebush Bay and Parramatta River, integrating both open space and the foreshore into a cohesive residential and social waterfront experience.

The mixed-use development will transform the Peninsula into a high-quality waterfront living environment, fostering community engagement and providing unique gathering opportunities within its public domain.

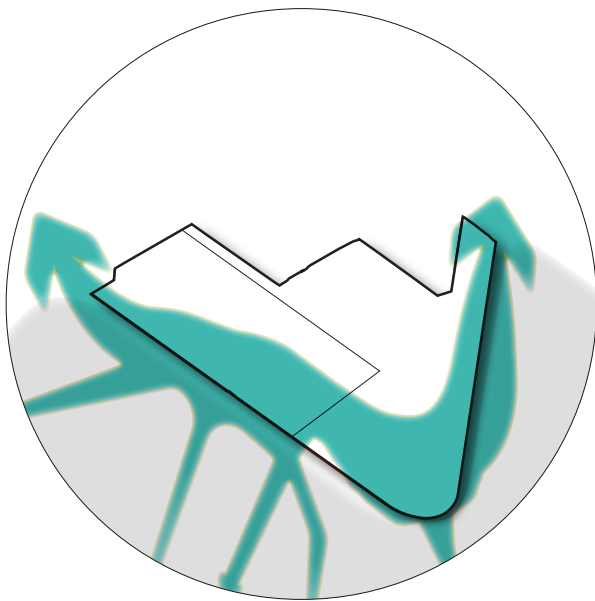


Objectives

The design objectives have been generated through the combination of key findings discovered through the planning policy review and context analysis.

Each design objective responds to a number of factors derived from site challenges, opportunities and the overall planning approach, guiding the future built form development of the proposal.

The vision and objectives define the future character of the site by refining identified principles which underpin the quality of place and community values to be embedded within the development by deconstructing specific qualities and measures used to achieve the project's desired outcomes.

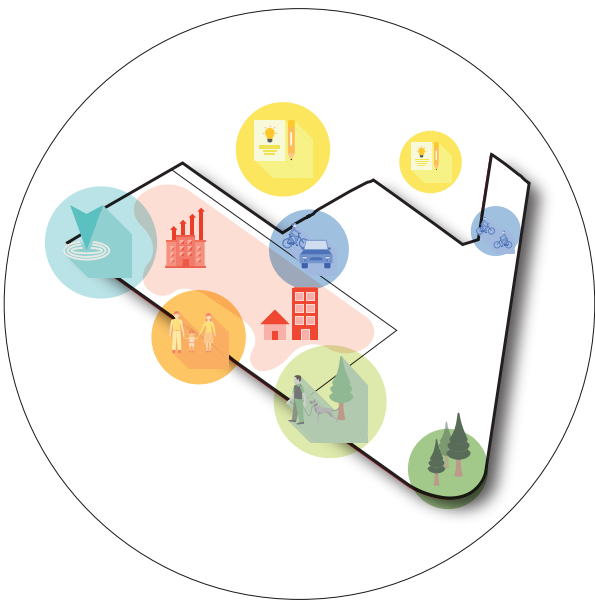


Accessible Foreshore

Embrace and connect to the natural foreshore to enhance interaction with the river.



Resilient and connected foreshore

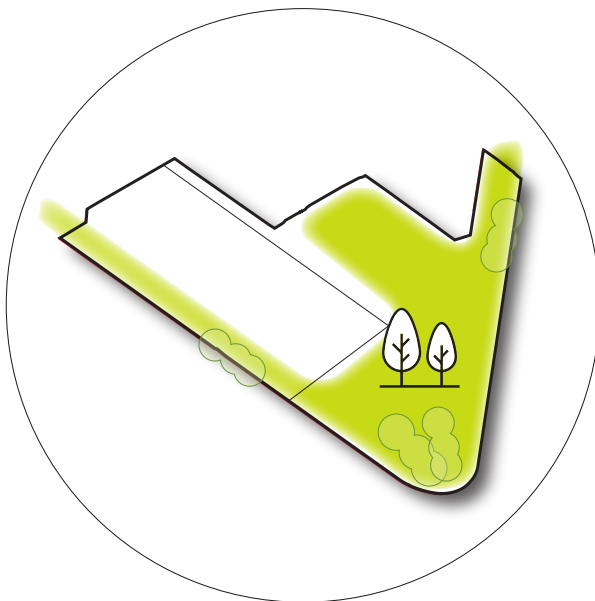


Thriving Peninsula

Diverse and affordable housing mix with local supermarkets, community and retail offerings.



Diverse community and mix of uses

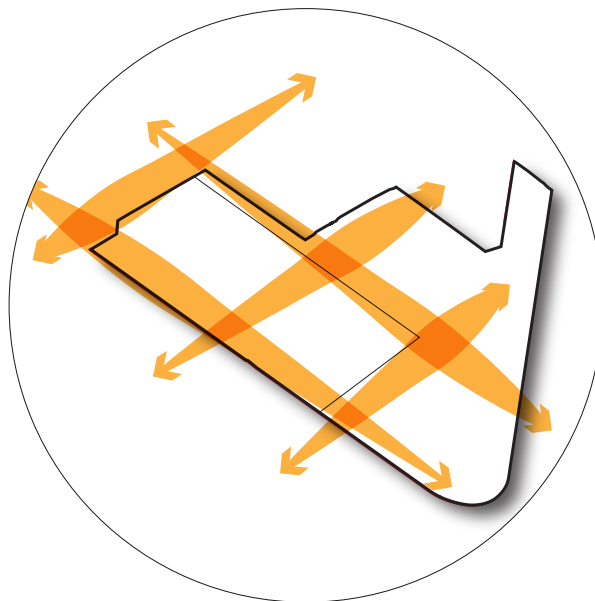


Engaging with nature

Celebrate open spaces by directly connecting the public domain to the natural landscape of the site.



Connected and diverse open space

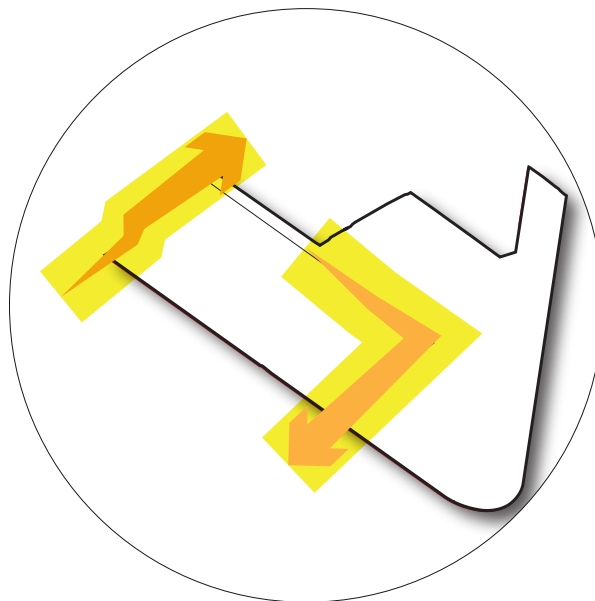


Enhanced connections

Improving east-west connections and providing safe and pedestrian friendly streetscape.



Activated and safe streetscape



Holding the edges

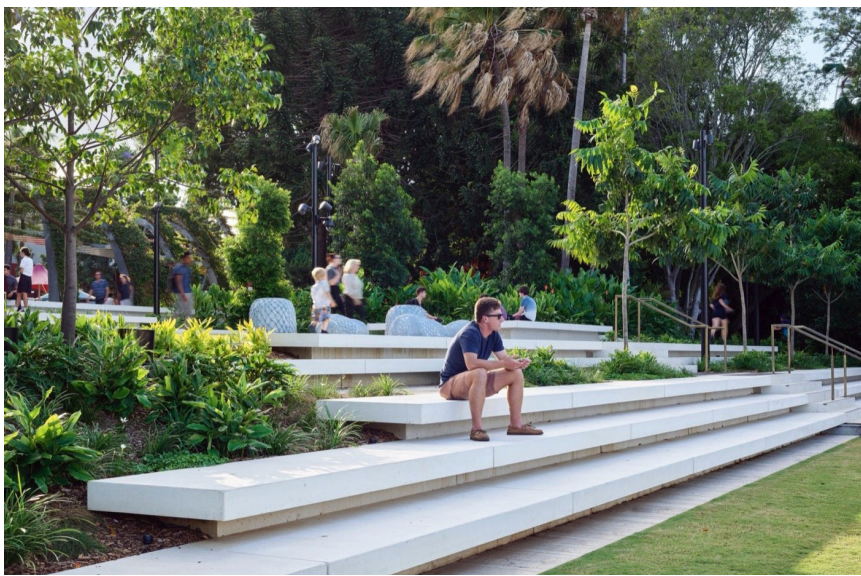
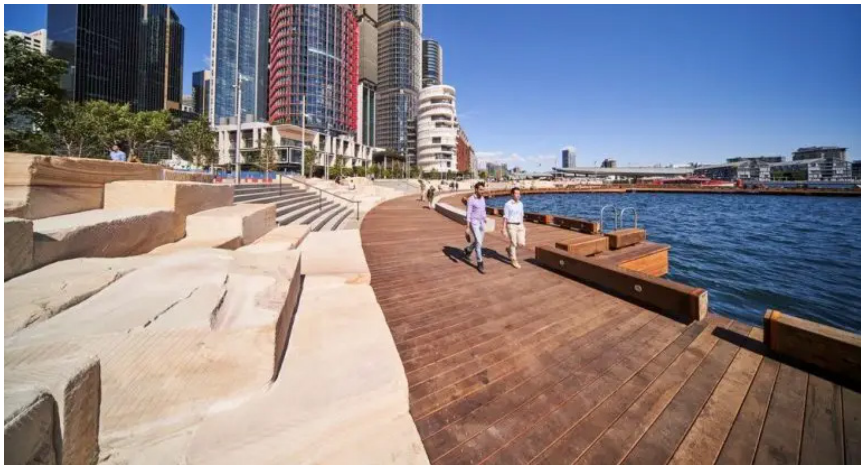
Architecture of its place which seamlessly integrates with its private and public interfaces.



Architectural quality and materiality

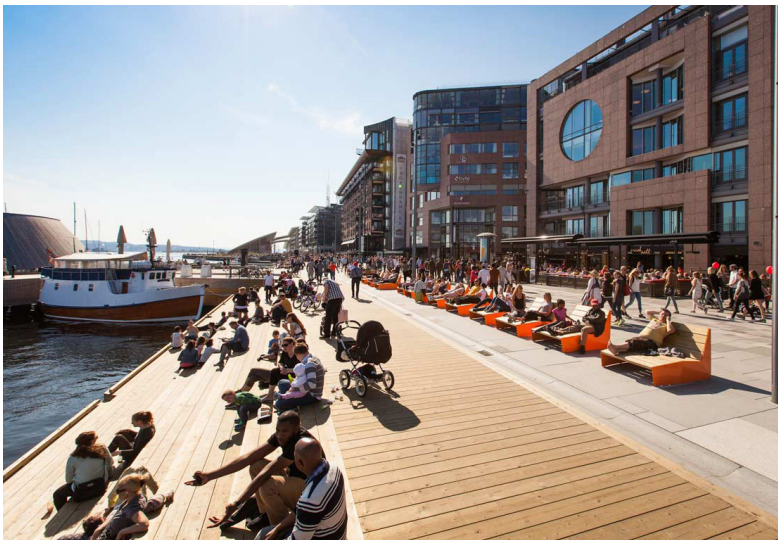
Resilient and connected foreshore

- Integrate the natural features of Homebush Bay by maintaining direct views from key locations
- Ensure the protection and quality of the waterways.
- Apply Water Sensitive Urban Design (WSUD) principles in the design of links, streets, and promenades where feasible.
- Identify flood risks and incorporate design strategies that address the Probable Maximum Flood (PMF) levels.
- Assess potential future effects of climate change and develop strategies to mitigate flood risks under various climate change scenarios.



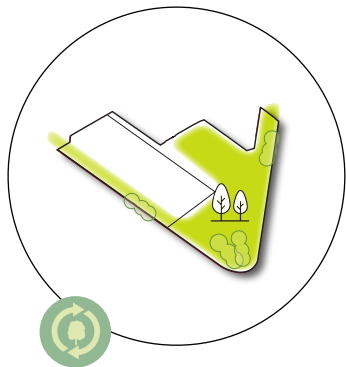
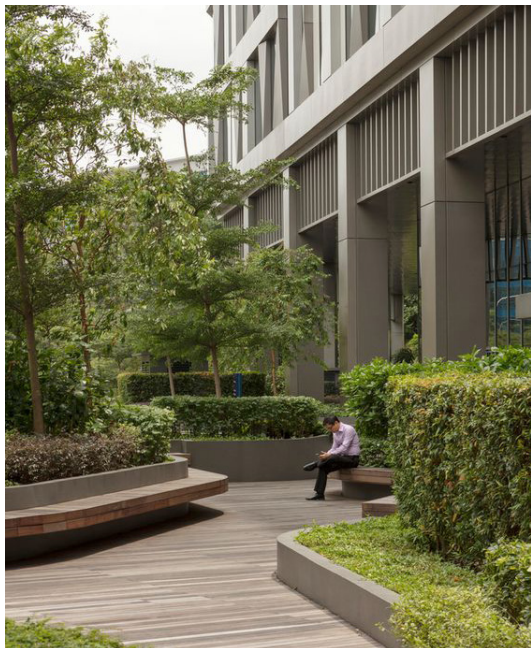
Diverse community and mix of uses

- Develop a mixed-use area that supports Peninsula Park incorporating a variety of supporting uses.
- Offer diverse housing types and apartment sizes to encourage population diversity.
- Design building envelopes to maximize solar access and comply with Apartment Design Guidelines (ADG).
- Ensure a range of dwelling sizes within the building envelope to maintain diversity.
- Design lower levels to engage with the street, including balconies that overlook streets and public spaces.
- Provide setbacks that enhance the streetscape.
- Achieve a balance between providing views of the water and maintaining visual privacy.



Connected and diverse open space

- The public open space should be a connected, holistic, and permeable area, integrating the through-site link, plaza space, and waterfront promenade.
- The through-site link should provide seamless connectivity across the site, maintaining visual continuity and aligning with key pedestrian paths such as crosswalks and promenades.
- The plaza should be centrally located along the through-site link.
- Incorporate wide green setbacks along major roads like Burroway Road, with features such as bio-swales and tree pits to manage stormwater and enhance ecological value.
- Ensure that residential developments have easy access to nearby open spaces, such as Peninsula Park and the waterfront promenade, to promote outdoor activity and connection to nature for residents.
- Introduce retail uses around key public domain edges to enhance activity and interaction.
- Strategically manage site-level changes by ensuring pathways are accessible and user-friendly, utilizing ramps or gentle slopes where necessary.
- The northern edge of the development should respond to topographical levels and the design of Peninsula Park, incorporating direct connections between parking areas and the promenade.

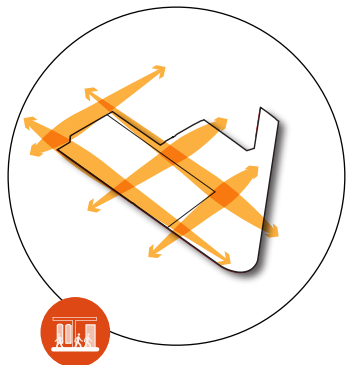


Activated and safe streetscape

- Create a central plaza along the promenade, serving as a key community hub that links Peninsula Park to the larger Wentworth Point Precinct.
- Introduce fine-grain variations at ground level, incorporating retail and communal uses along key pedestrian spines, the waterfront promenade, and park interfaces.
- Include universal design principles to provide accessible housing options in future apartment developments.
- Support a diverse mix of retail tenants, activities, and informal spaces to encourage social interaction.
- Ensure architectural transitions and rhythm at street level to create a vibrant, dynamic environment.
- Ground-level retail and communal open spaces should support passive surveillance and align with CPTED (Crime Prevention Through Environmental Design) principles.
- Provide benches, street furniture, and informal seating areas to create inviting relief spaces.
- Limit access along the site link and promenade to emergency vehicles only

Safety Objectives

- Clear signage and proper lighting in public spaces will promote good visibility and enhance safety through surveillance.
- The integration of landscaping, public art, urban seating, and water features will create an attractive environment, reducing opportunities for crime.
- Activating through-site links with adjacent retail will ensure high-quality public spaces with 24/7 access and maximum passive surveillance.
- Paving, street trees, and other visual cues will create a welcoming entry and improve safety.
- Offer diverse gathering spaces, from large plazas to smaller pockets, to accommodate various public needs and activities.
- Provide tree canopies and lightweight shelters that enhance outdoor spaces, creating calm, cool, and inviting environments.
- Design movement corridors that blend seamlessly with the landscape, creating activity nodes while maintaining clear distinctions between public and private spaces.
- High-quality public areas and strong visual connections to the waterfront are essential for creating safe, legible, and enjoyable public spaces.

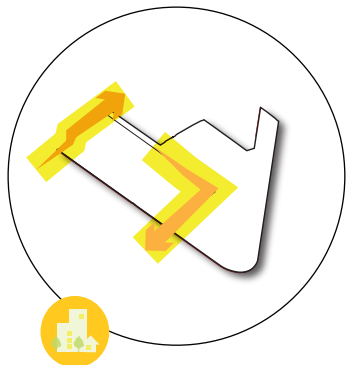
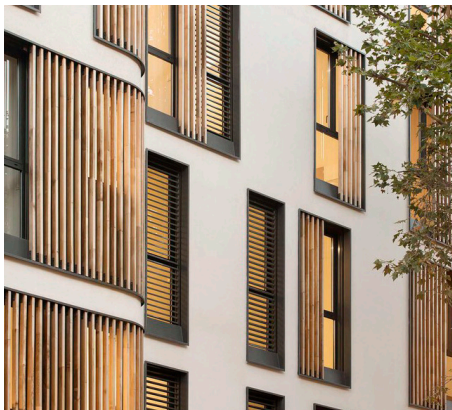
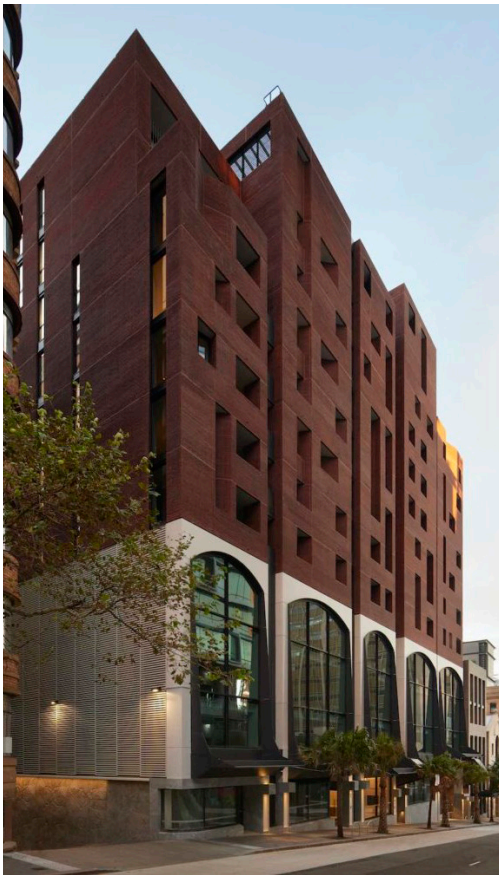


Architectural quality and building amenity

- Create a distinctive neighborhood by providing supporting uses within a mixed-use development that enhances Peninsula Park and active open space.
- Offer diverse housing types and apartment sizes to encourage population diversity.
- Design building envelopes to ensure maximum solar access and compliance with Apartment Design Guidelines (ADG).
- Ensure variety within the building envelope, offering a range of dwelling sizes.
- Interface with the street by incorporating balconies that overlook the streets and public realm.
- Provide setbacks that contribute positively to the streetscape.
- Maintain a balance between water views and visual privacy.

Universal Design Principles

- The design should accommodate a wide range of individual preferences and abilities, allowing for adaptability. This includes features like adjustable seating heights and multi-functional spaces (e.g., outdoor plazas for events, gatherings, or rest).
- Incorporate clear signage and a wayfinding strategy, along with well-lit pathways, to ensure ease of navigation regardless of the user’s experience, knowledge, or concentration level.
- Use visual, tactile, and auditory signals to communicate information effectively to all users, regardless of environmental conditions or sensory abilities.
- Provide appropriate size and space for approach, reach, manipulation, and use, regardless of the user’s body size, posture, or mobility.
- Design spaces to be inclusive, user-friendly, and safe for everyone.



Urban Design Approach

This concept presents a scheme with two primary building envelopes comprising rectilinear podiums with flexibility to accommodate three towers each. The ground plane is defined by a dynamic and inclusive central plaza, foreshore promenade and through-site link that enhances connectivity, accessibility, and community engagement within the site.

The through-site link transitions seamlessly and maintains visual continuity from the waterfront to the High School. The link enhances overall connection by aligning itself with the proposed pedestrian crosswalk on Ridge Road. It offers a multifaceted urban experience that integrates active uses, greenery, rest spaces, and effectively manages the site's level changes.

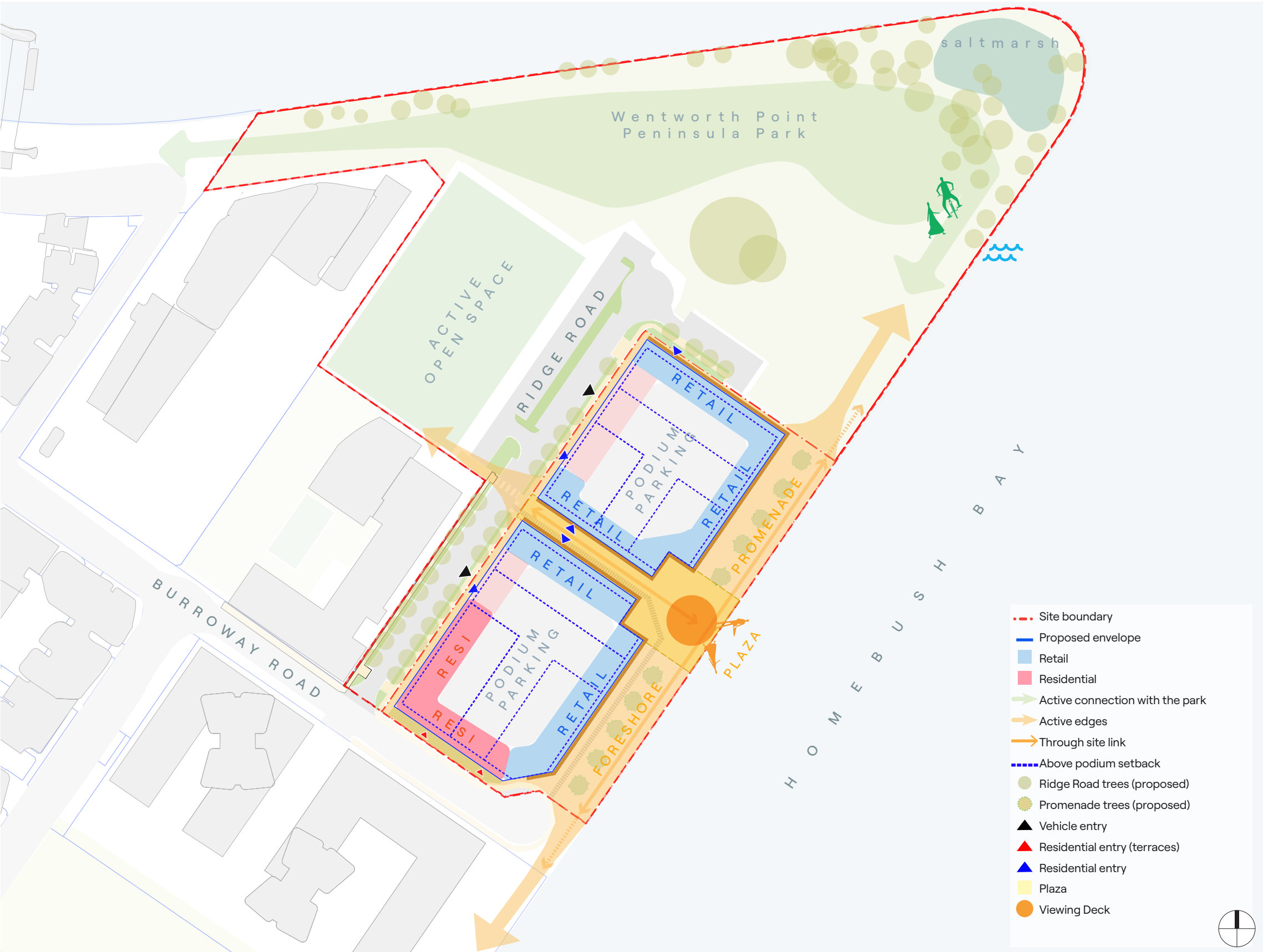
The plaza, situated at the annex of the foreshore promenade, creates a vibrant and inviting public space that celebrates the site's maritime heritage while integrating greenery, rain-gardens, cafes, outdoor dining, and ensures accessibility for all users.

The mixed-use development is designed with above-podium parking and residential frontages along Ridge Road. Convenient vehicular access and service entrances are located on the western edge of the site for each of the buildings. Direct access to the active open space, Peninsula Park, and waterfront promenade is maintained through various residential entries. Large green setbacks with provisions for bio-swailes and tree pits are designed for the Burroway Road interface along with terrace houses.

Retail and active uses are located along the foreshore promenade, Peninsula Park, and the through-site link to create a dynamic urban corridor, activating street-level frontages for both residents and visitors.

The above podium envelope is meticulously designed to offer flexibility to each tower within the development. Positioned with ample separation to ensure optimal solar amenity and privacy, each podium hosts three towers that harmonize residential living with panoramic views of Homebush Bay and the Parramatta River.

Communal open spaces are proposed above the podium that integrates lush greenery and seating areas, promoting community interaction and enhancing the quality of life for residents. By prioritizing solar amenity, privacy, and communal open spaces with stunning waterfront views, the development not only enhances residential living but also enriches the urban fabric of the surrounding area.



Built Form and Heights



- 1. **Tower Zone** : Areas designated to the development of 6 storey high structures.
- 2. **Podium Zone** : Podium zones are the three storey height structures that host a variety of uses, such as parking, retail spaces on ground, residential units, and servicing.
- 3. **Articulation Zone** : A space of 18 metres has been designated between the towers to allow for architectural flexibility. This separation enhances the residential towers' overall amenity by providing adequate distance for privacy, aesthetic appeal, and improved building design.

- Podium Zone
- Tower Zone
- Articulation Zone
- Foreshore Promenade
- Through-site link and Plaza

Open Space and Public Domain



- Communal Open Space (above podium) = 4,221 m²**
- 1. Foreshore Promenade
 - 25m wide waterfront promenade along the water
 - 2. Plaza
 - 2,180 m² Comprises of 12m wide through site link and 38m X 38 m square plaza

- Through-site link
- Plaza
- Foreshore Promenade
- Setback
- Communal Open Space

Access and Servicing

Setback and Separation



1. Vehicular entries must be contained to Ridge Road interface with a maximum of two vehicular entries.

2. Vehicular entries should allow activation of corners along through-site link for activation.

3. Through-site link should be minimum 12m wide and should be aligned (approximately) to the pedestrian crossing.

4. Direct pedestrian connection should be provided along the northern edge of the site, connecting the promenade and the northern road.

5. Maintain direct pedestrian connections as shown in the above diagram.

6. Provide 4m wide shared path for emergency vehicles.

--- Site boundary

— Podium Envelope Footprint

■ Shared Path

↔ Connections

▨ Active Ground Edge

▨ Fine Grain Residential Edge

▲ Indicative Vehicular Entry

▲ Indicative Residential Entry

▲ Indicative Terrace Units Entry

● Kiss and Drop Zone (High School)
-
1. Minimum 3m in lot setback along Ridge Road and Wentworth Point Peninsula Park.

2. Minimum 5m in-lot setback along Burroway Road with ability for provision of WSUD and landscaped edge.

3. Minimum 25m wide foreshore setback.

4. Minimum 12m through site link which is centrally located to the plaza and aligned with the northern connection.

--- Site boundary

— Proposed envelope

▨ 3m above podium setback

▨ 2m above podium setback

▨ Articulation Zone

--- Indicative tower footprint

↔ Minimum separations

▨ 12m wide through-site link

▨ 25 m wide foreshore plaza

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State Significant Development

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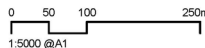
Concept Plans



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Rev	Date	Revision	By	Chk.
1	26.11.2024	FOR INFORMATION	FA	HT

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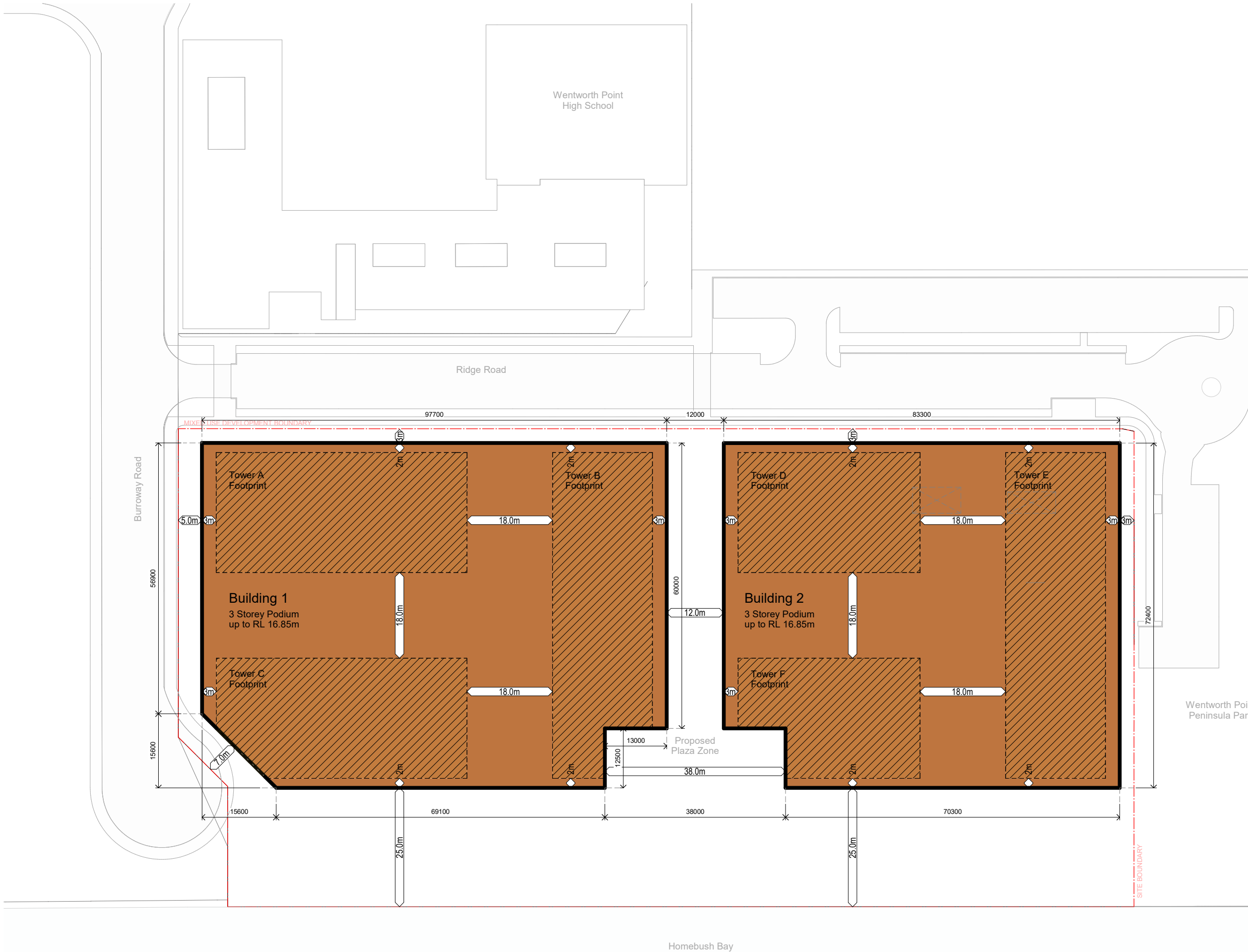
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6717 BURROWAY ROAD
7-9 BURROWAY ROAD, WENTWORTH POINT

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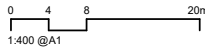
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Client



Project

6717 BURROWAY ROAD
7-9 BURROWAY ROAD, WENTWORTH POINT

Drawing Name

SETBACKS AND SEPARATIONS

Date

08.07.2025

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Sheet Size

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Revision

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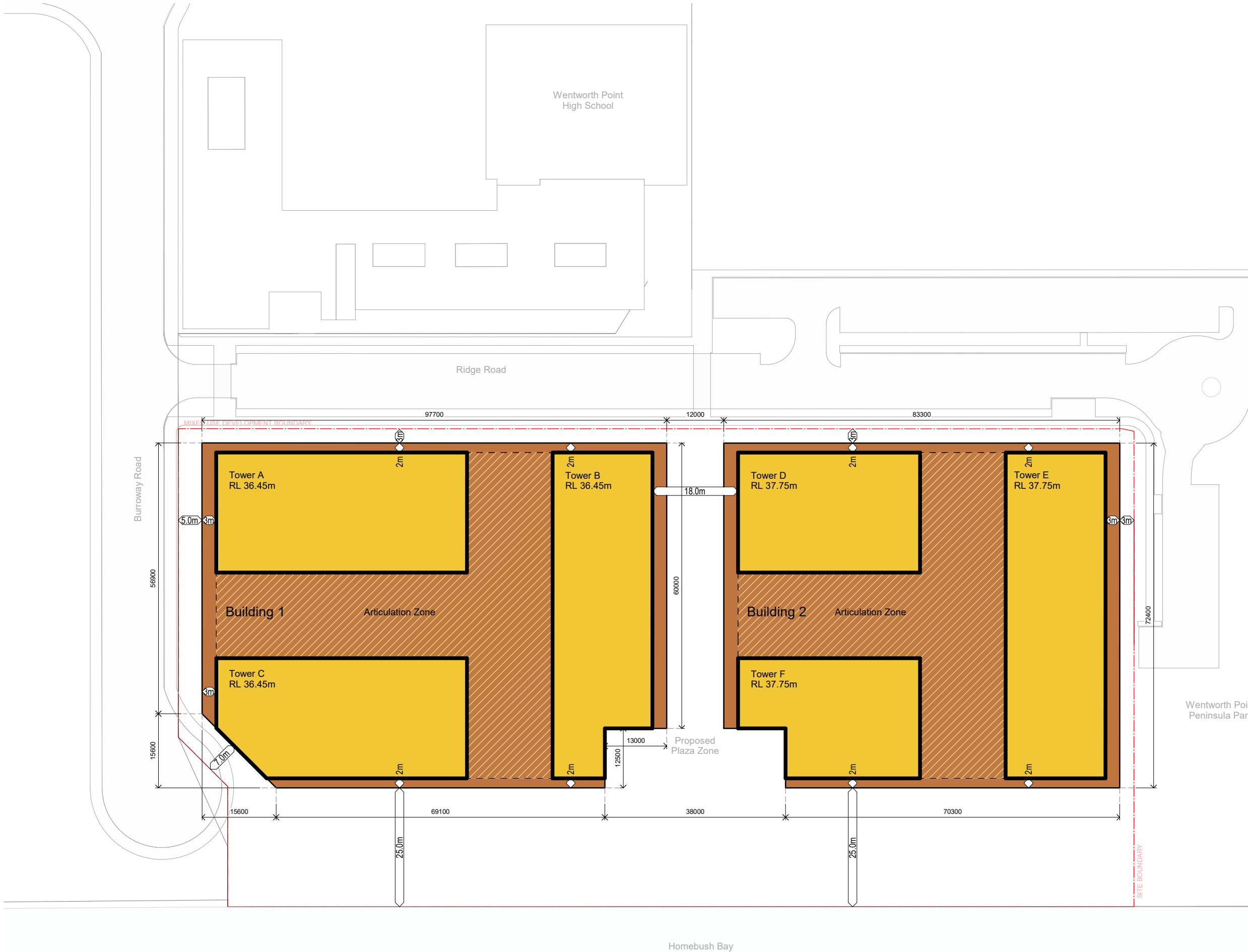
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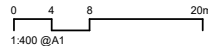


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Project

6717 BURROWAY ROAD
7-9 BURROWAY ROAD, WENTWORTH POINT

Drawing Name

TOWER FOOTPRINT AND ARTICULATION

Date

08.07.2025

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DA-0102

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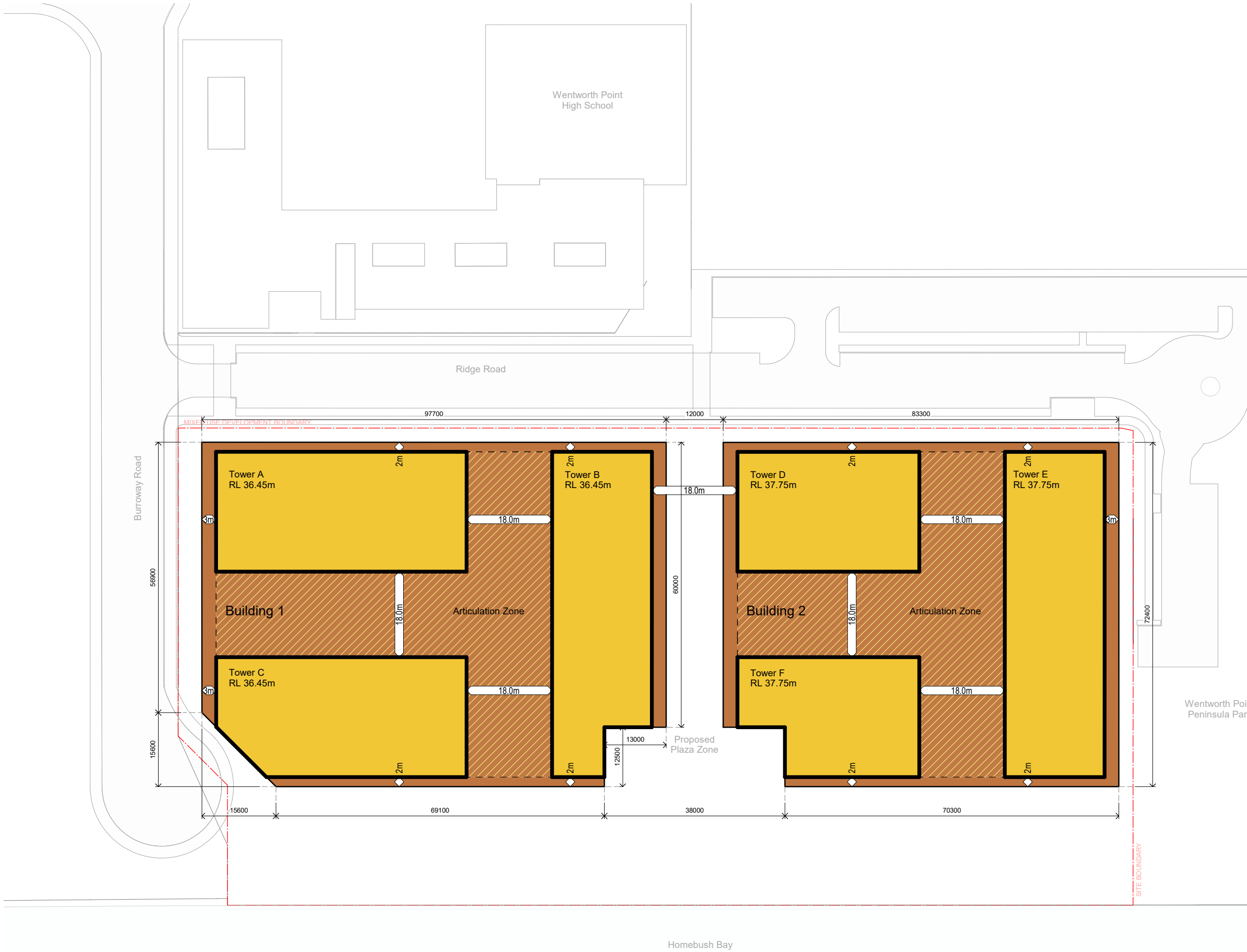
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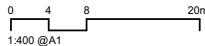
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Homebush Bay

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Client



Project

6717 BURROWAY ROAD
7-9 BURROWAY ROAD, WENTWORTH POINT

Drawing Name

ENVELOPE - TOWER TYPICAL

Date

08.07.2025 1 : 400

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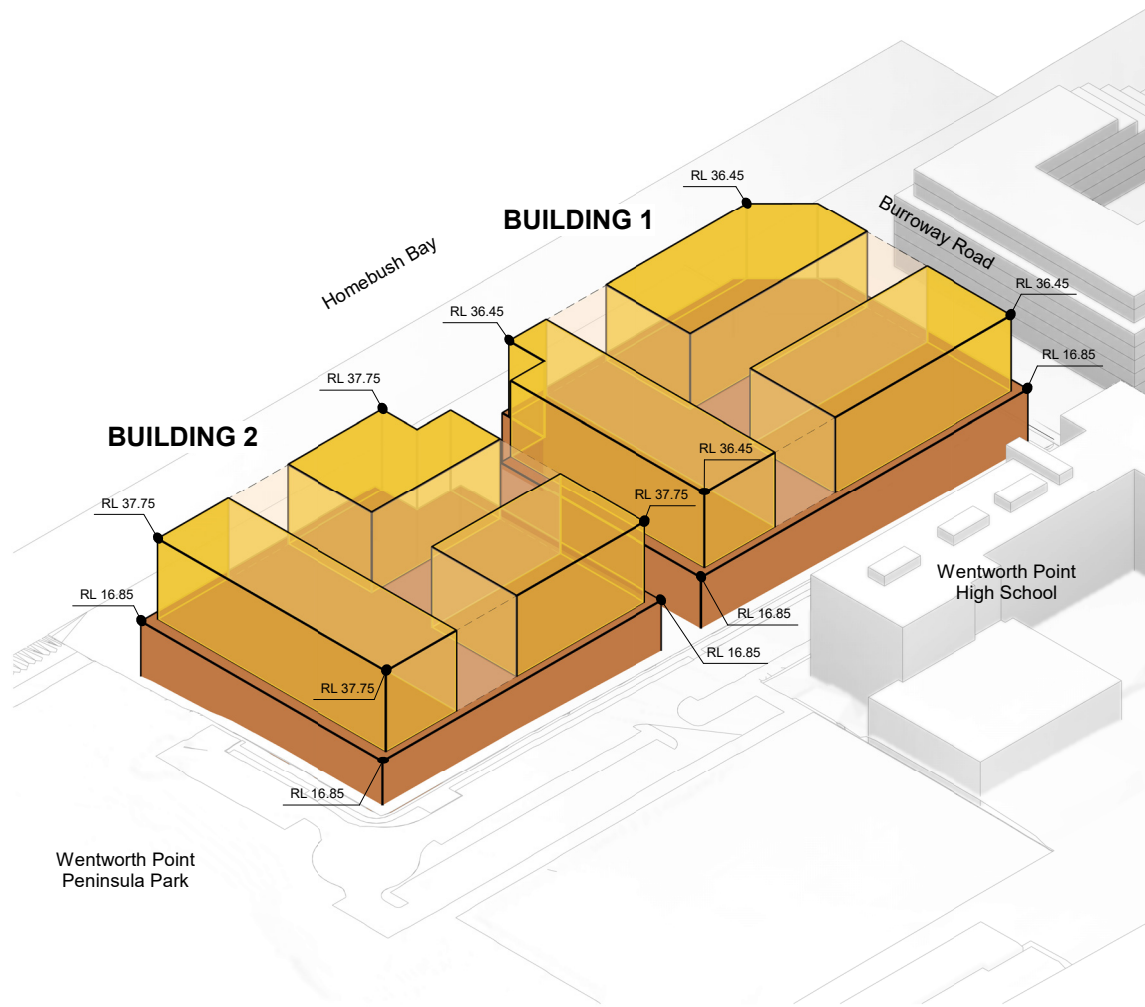
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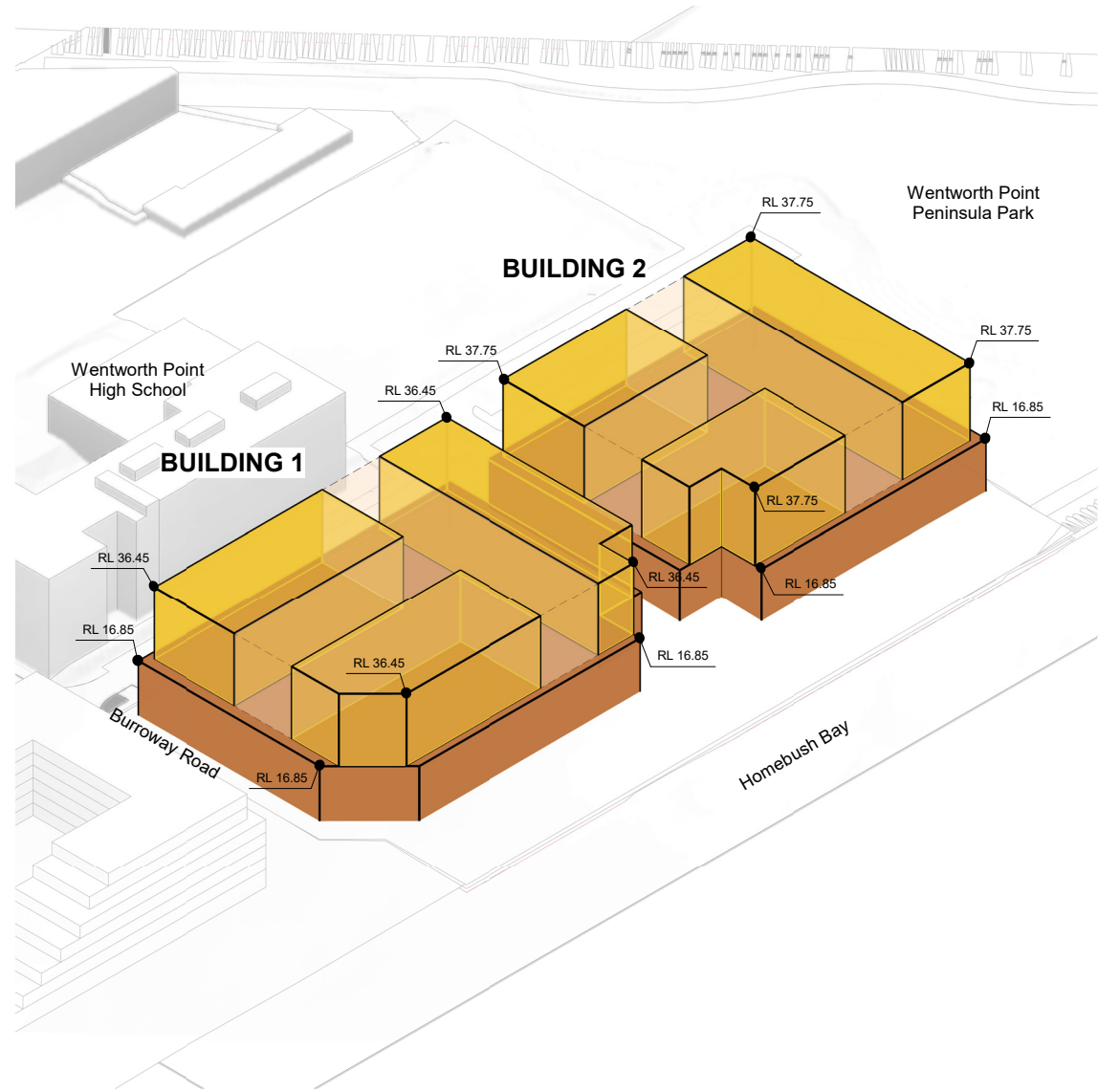
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AXONOMETRIC NORTH



AXONOMETRIC SOUTH

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6717 BURROWAY ROAD
7-9 BURROWAY ROAD, WENTWORTH POINT

Drawing Name

ENVELOPE ISOMETRIC

Date

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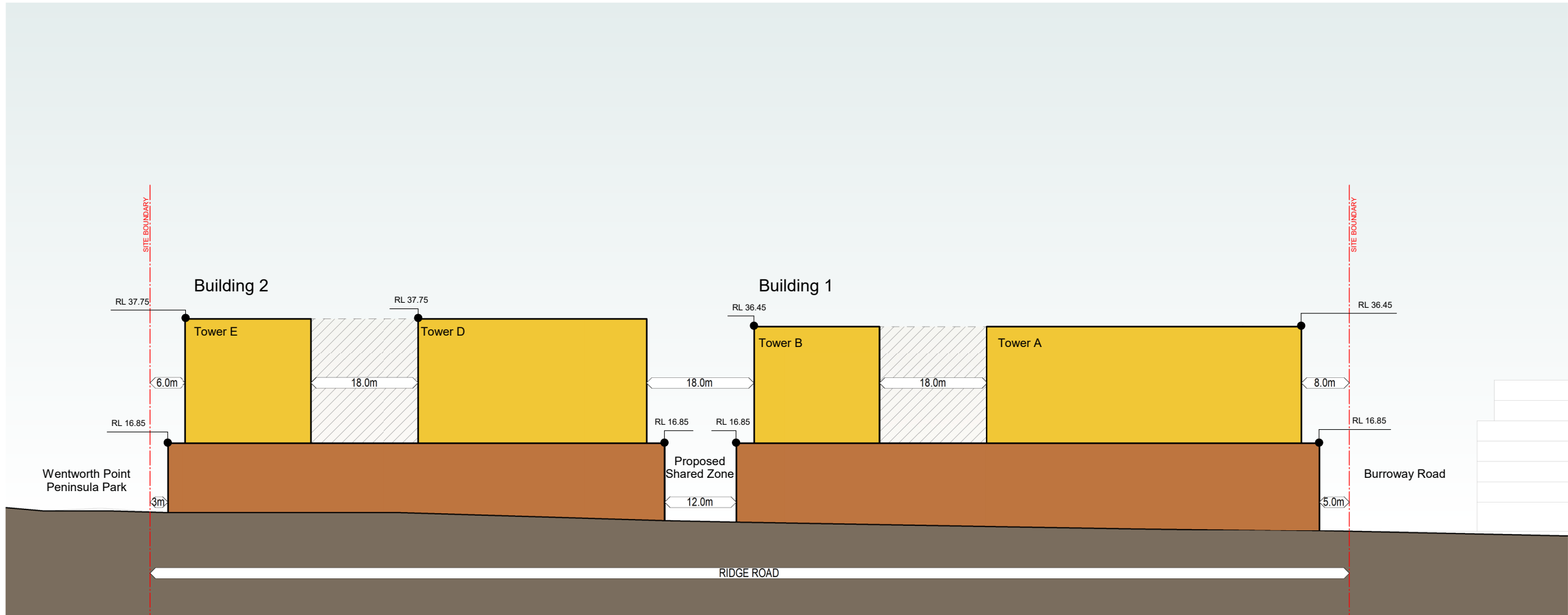
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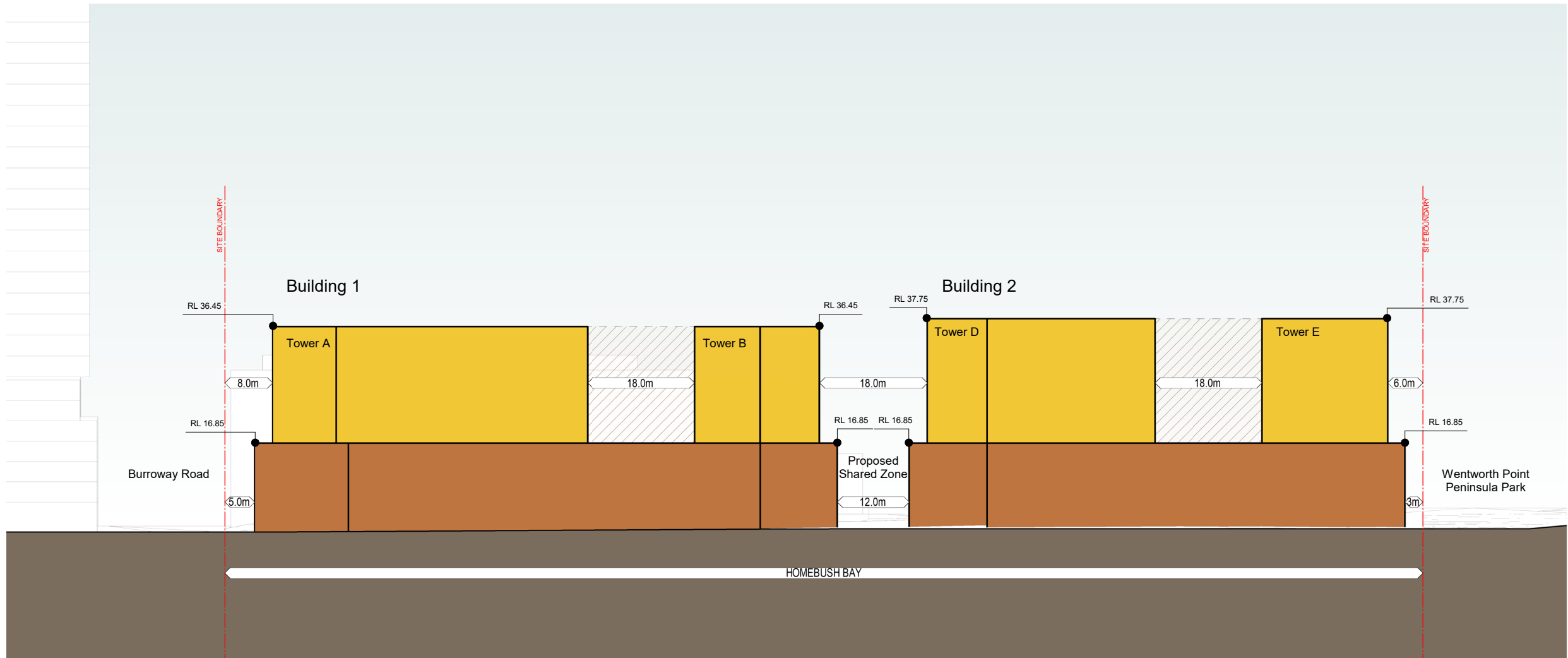
Project
6717 BURROWAY ROAD
7-9 BURROWAY ROAD, WENTWORTH POINT

Drawing Name
ENVELOPE - NORTH ELEVATION

Date	Scale	Sheet Size
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PRELIMINARY

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
1	26.11.2024	FOR INFORMATION	FA	HT
2	08.07.2025	FOR INFORMATION	FA	HT

NOTE: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT.

Client



Project

6717 BURROWAY ROAD
7-9 BURROWAY ROAD, WENTWORTH POINT

Drawing Name

ENVELOPE - SOUTH ELEVATION

Date

08.07.2025

Scale

1 : 400

Sheet Size

A1

Drawn

FA

Chk.

HT

Job No.

6717

Drawing No.

DA-0108

Revision

/ 2

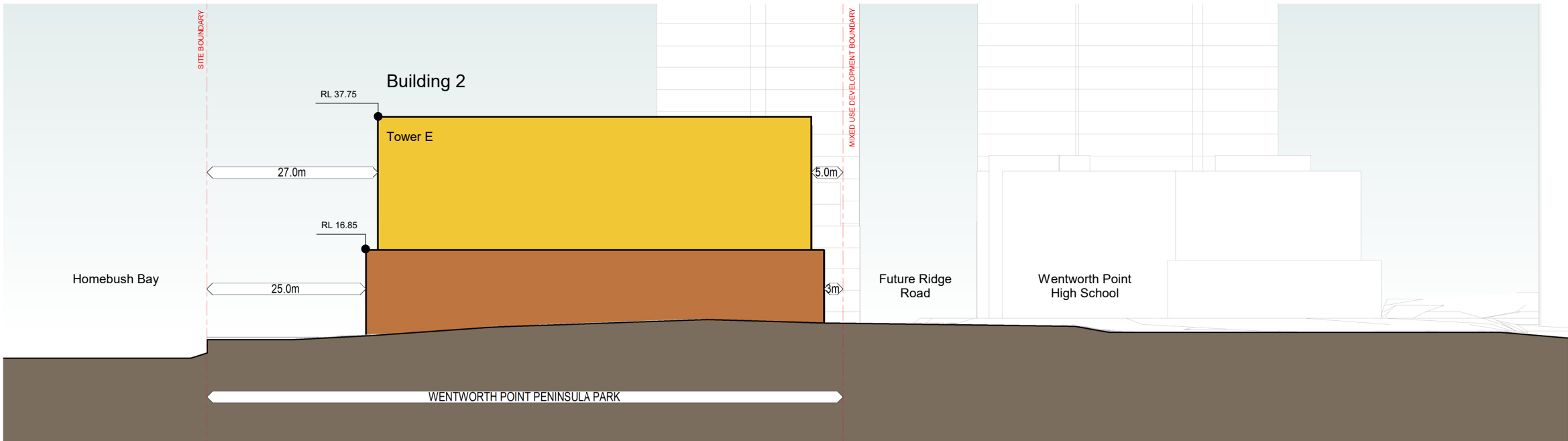
SJB Architects

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Client



Project

6717 BURROWAY ROAD
7-9 BURROWAY ROAD, WENTWORTH POINT

Drawing Name

ENVELOPE - EAST ELEVATION

Date

08.07.2025 1 : 400

Scale

Sheet Size

A1

Drawn

FA

Chk.

HT

Job No.

6717

Drawing No.

DA-0109

Revision

/ 2

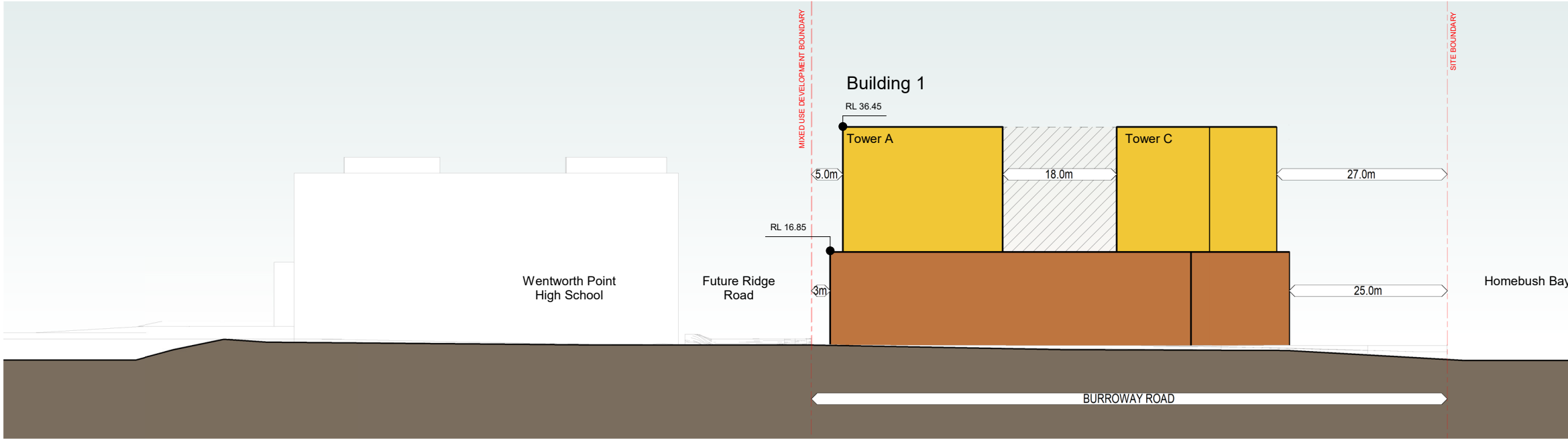
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Project
6717 BURROWAY ROAD
7-9 BURROWAY ROAD, WENTWORTH POINT

Drawing Name
ENVELOPE - WEST ELEVATION

Date	Scale	Sheet Size
08.07.2025	1 : 400	A1
Drawn	Chk.	Job No.
FA	HT	6717
Drawing No.	Revision	
DA-0110	/ 2	

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SJB is passionate about the possibilities of architecture, interiors, urban design and planning. Let's collaborate.



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