

# Wentworth Point

## 9 Burroway Road

Public Domain Concept Design Report - July 2025



environmental  
partnership





# Contents

|            |                                              |           |
|------------|----------------------------------------------|-----------|
| <b>1.0</b> | <b>Introduction</b>                          | <b>3</b>  |
| 1.1        | The site                                     | 4         |
| <br>       |                                              |           |
| <b>2.0</b> | <b>Design Influences</b>                     | <b>5</b>  |
| 2.1        | Site wide influences                         | 6         |
| 2.2        | Site appraisal                               | 7         |
| 2.3        | Water sensitive urban design                 | 8         |
| 2.4        | Landscape Area                               | 9         |
| 2.5        | Tree canopy coverage                         | 10        |
| 2.6        | Accessibility and movement                   | 11        |
| <br>       |                                              |           |
| <b>3.0</b> | <b>Concept Design</b>                        | <b>12</b> |
| 3.1        | Elements of the Public Domain                | 13        |
| 3.1.1      | Overall Concept Plan                         | 14        |
| 3.1.2      | Plaza and through site link                  | 15        |
| 3.1.3      | Promenade                                    | 18        |
| 3.1.4      | Burroway Road                                | 19        |
| 3.1.5      | Peninsula Park interface                     | 20        |
| 3.2        | Communal Private Open Space:<br>Concept Plan | 21        |
| 3.3        | Indicative materials                         | 23        |
| 3.4        | Indicative planting palette                  | 24        |
| <br>       |                                              |           |
| <b>4.0</b> | <b>Attachments</b>                           | <b>25</b> |
| 4.1        | Response to SEARS                            | 25        |



# 1.0 Introduction

This Public Domain Report has been prepared by Environmental Partnership for Landcom. The report sets out the guiding principles and process for development of the concept proposal for the public domain areas of the proposed mixed use site located at Burroway Road, Wentworth Point.

The proposal outlined within this report is intended to create a welcoming, attractive and activated public domain that sits comfortably within it's foreshore location.

The concept is based upon the built form reference design scheme developed by SJB and aims to provide a cohesive environment for resident and visitor use and enjoyment.



Figure 1.1: Context Plan



# 1.1 The site

## The site

The site comprises 9 Burroway Road, Wentworth Point being a single 6.9ha parcel of land which is legally described as Lot 2 in DP 1276305. 9 Burroway Road is bounded by Parramatta River to the north, Homebush Bay to the east, Burroway Road to the south and Wentworth Point High School to the west.

Under DA/875/2017/B part of 9 Burroway Road is approved as the Wentworth Point Peninsula Park including a shared space and a local access road.

The SSDA seeks approval for mixed use development of the remainder of the site which comprises a regular shaped area of land comprising 19,871sqm referred to as the Mixed Use Development Area and shown at Figure 1.2.



Figure 1.2: Site location (Source: SJB Architecture, SDRP Presentation 7 August 2024, pg7)





## 2.0 Design Influences





## 2.1 Site wide influences

The design concept has been influenced by three fundamental requirements which underpin the overall vision for the Wentworth Point Precinct. The place driven response reflects and celebrates a connection with country, striving to improve outcomes for the site and the greater community. To improve sustainability outcomes a water management strategy has been incorporated to improve water quality, reduce and slow down storm water output from site. In response to the DCP, the design provides the flexibility to include public art within the subject site.



### On Wann-gal Country

#### Acknowledging and celebrating Country

- Connecting with Country Framework
- Integration of themes and stories to landscape design development of plaza and promenade

#### Caring for the land and water

- Protecting existing habitat
- Creating and connecting new habitat
- Greening and cooling the public domain
- Improving water quality
- Improving marine habitat

#### Connecting and caring for people

- Accessibly connecting places and spaces
- Places for gathering
- Places for respite and peace



### Water management

#### Water quality

Improving quality of urban runoff before it enters river environment:

- Passing road runoff through continuous soil vault permeable pavement
- Filtration of waters in public domain water bodies where feasible

#### Water use

Minimising recurrent potable water use for the public domain:

- Use of harvested water from development public domain (roofs and pavements) for landscape irrigation



### Public Art

#### Artful influences in the public domain

- Integration of public art themes and influences to landscape design development of plaza and promenade
- Permanent art displays in the public domain
- Integration with Connecting with Country initiatives



# 2.2 Site Appraisal

The topography of the subject site slopes from north to south/west. Naturally the site has a gentle grade with a steep embankment along the western foreshore edge. The highest point on the site at 5.5m is along the northern edge. The site takes in views of the Parramatta River & Homebush Bay along the eastern edge and from the top of the northern mound. There is no remnant natural vegetation on site. The existing trees are dominated by *Casuarina glauca*, *Corymbia citriodora* & *Avicernia marina var. australasica* (Refer to Arterra arboricultural impact assessment report, Sept 2024, for further information).

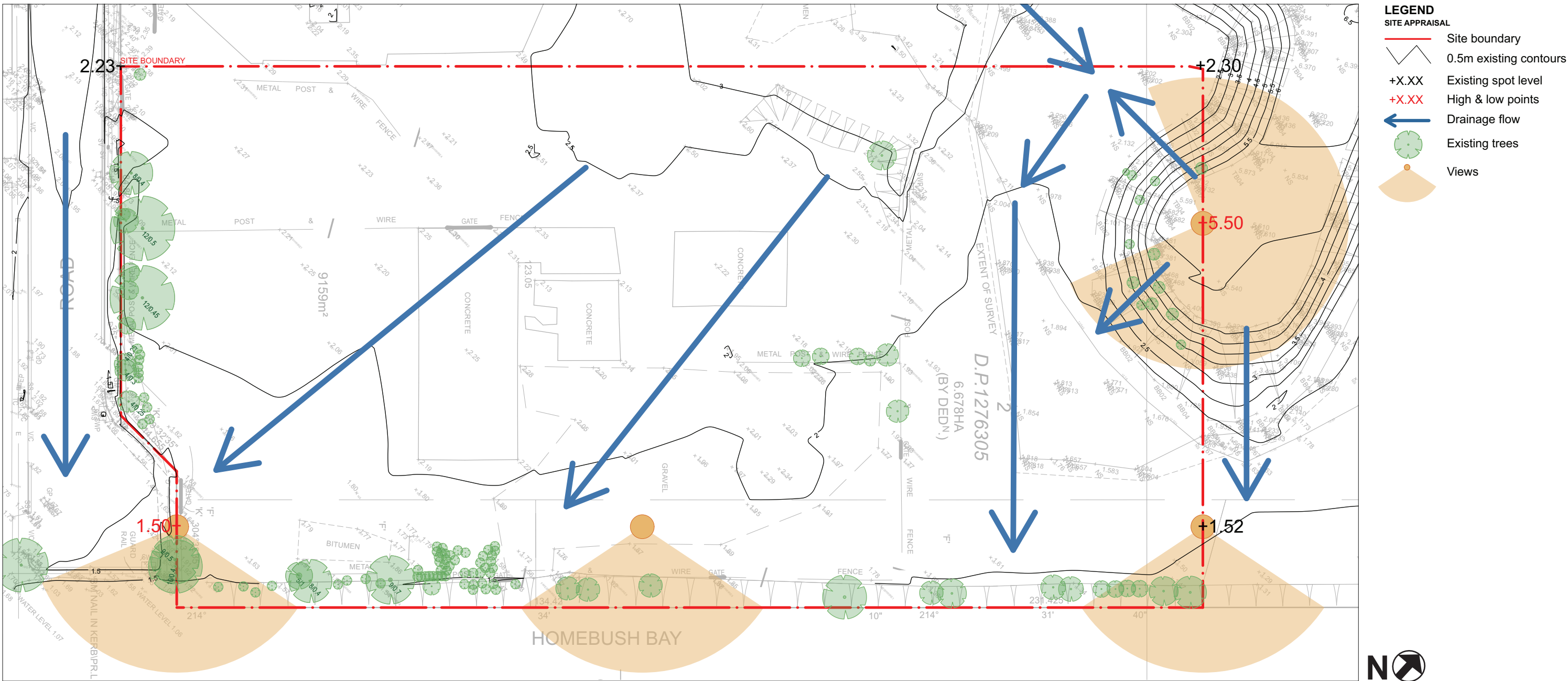


Figure 2.1: Site appraisal



## 2.3 Water sensitive urban design

To reduce urban storm water volumes, entering the Parramatta River and to improve the quality of runoff that does, a number of water sensitive urban design measures are proposed. Runoff is proposed to be feed into tree pits using a vault/wicking bed system where possible, in particular running along Burroway Road, see figure 2.2.

Site levels are favourable to allow the inclusion of a WSUD corridor in this location which will comprise of a 2.5m wide raingarden corridor planted with suitable rain garden species to improve water quality and slow down water flow before leaving the site. The channel will start from the lowest point of Ridge Road at the Burroway Road intersection, running along Burroway Road before exiting out into Homebush Bay. Day to day runoff will contribute to passive irrigation of planted areas.

Permeable paving is proposed to the foreshore promenade to reduce runoff from this broad paved area, allowing for passive irrigation to the contiguous soil adjoining the tree pits along the promenade.

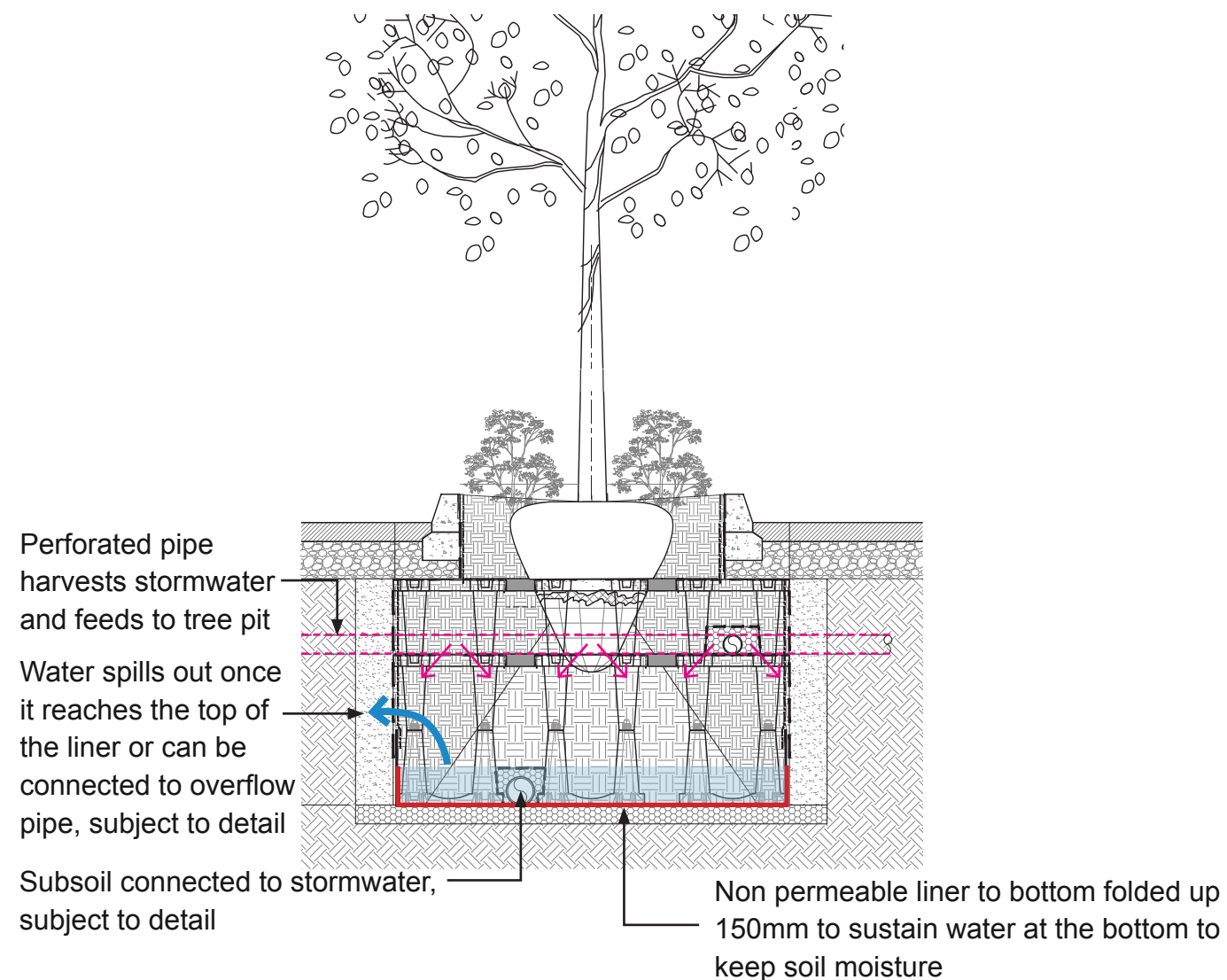


Figure 2.2: Indicative wicking bed system (Source: Adapted from Citygreen standard details)

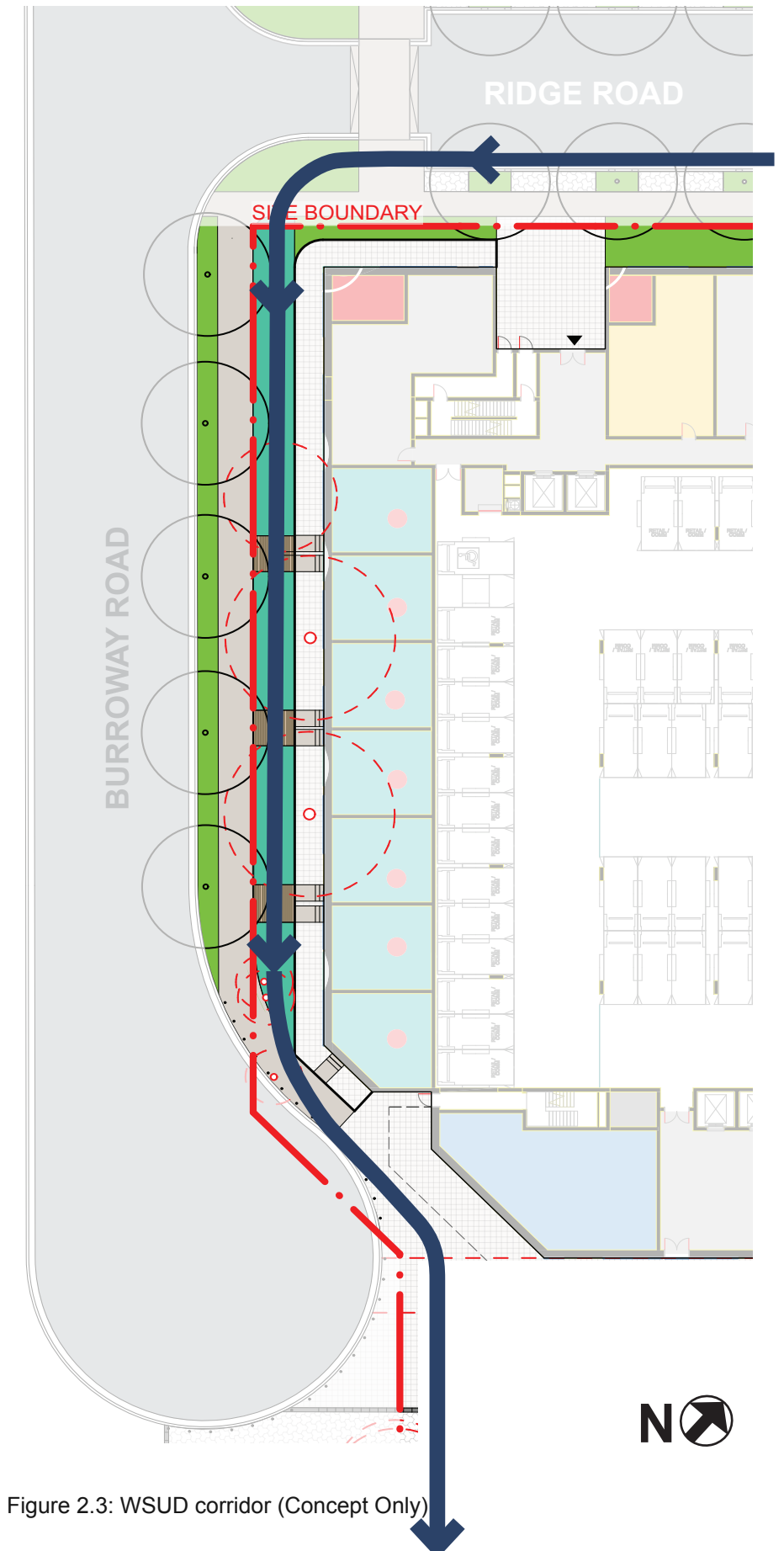


Figure 2.3: WSUD corridor (Concept Only)



# 2.4 Landscape Area

The landscape area on the ground level is 38% of the overall site area. There is an additional landscaped area proposed on the 3rd floor podium which is 13% of the overall site area.

Overall Site Area - 19870sqm  
**Landscaped Area 38%**

LEGEND (Concept Only)

Landscape Area

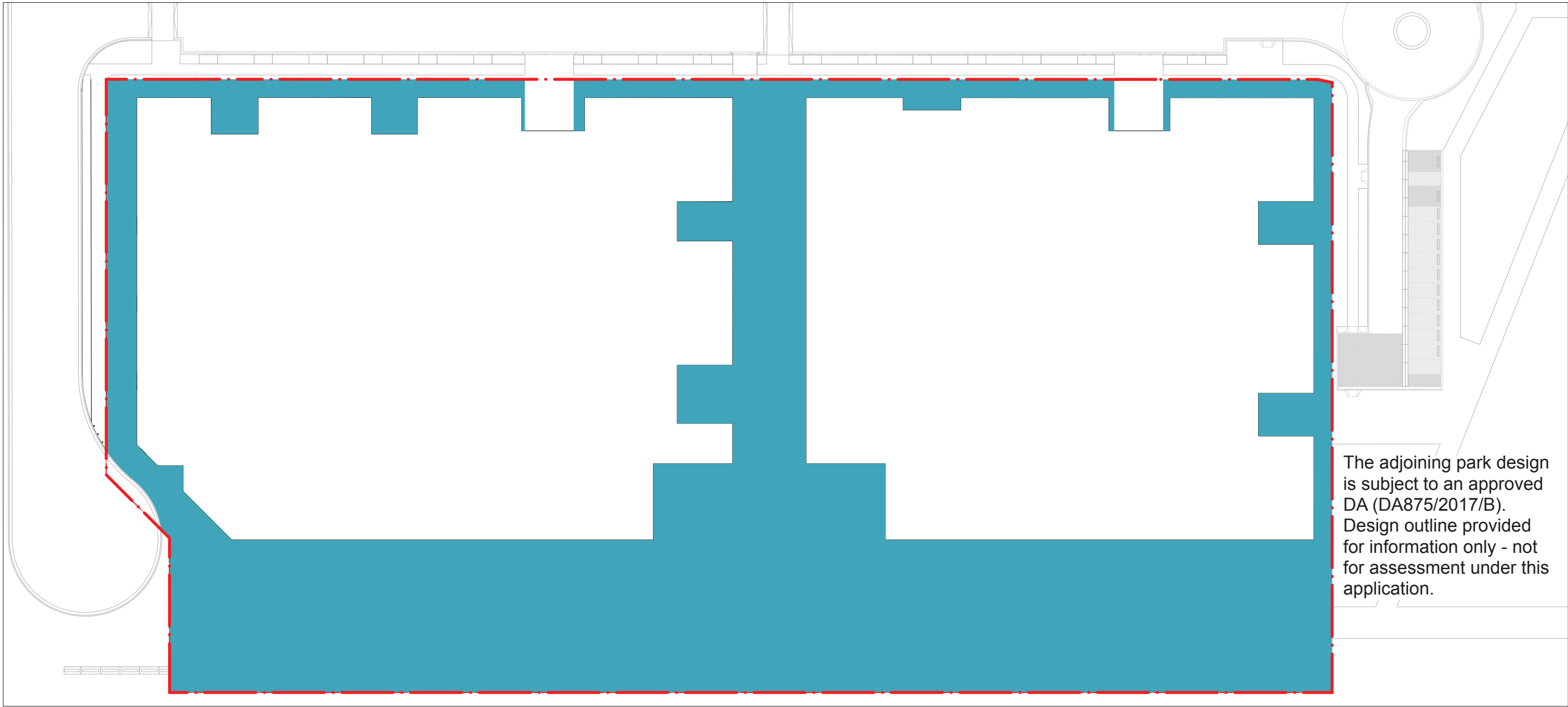


Figure 2.4: Ground level landscape Area diagram



## 2.5 Indicative tree canopy & soil coverage

The proposed tree planting of this concept design looks to compensate for required tree removal and build on the canopy provided in the adjoining Peninsula Park.

Figure 2.4 illustrates the proposal tree canopy coverage across the subject site (A) and across the entire lot (B).

Overall the lot is achieving 31% coverage which exceeds the 25% target recommended in the Greener Places design guide for medium to high density including open space and street tree planting.

Within the mixed use site the concept design falls short of meeting deep soil ADG targets, refer to figure 2.5. To compensate for this, measures have been taken to address stormwater runoff, refer to 2.3 Water sensitive urban design for storm management strategies. Podium planting has also been maximised to further reduce hard surfaces and to provide enough soil to maximise canopy coverage.

### A. Mixed use site

Area - 19870sqm

**Canopy coverage 14%**

### B. Entire Lot: 2/DP1276305

(Mixed use site, public domain, active open space and Peninsula park)

Area - 69470sqm

**Canopy coverage 31%**

### Indicative soil study

Deep soil coverage 5%

Podium soil coverage 10%

**Total 15%**

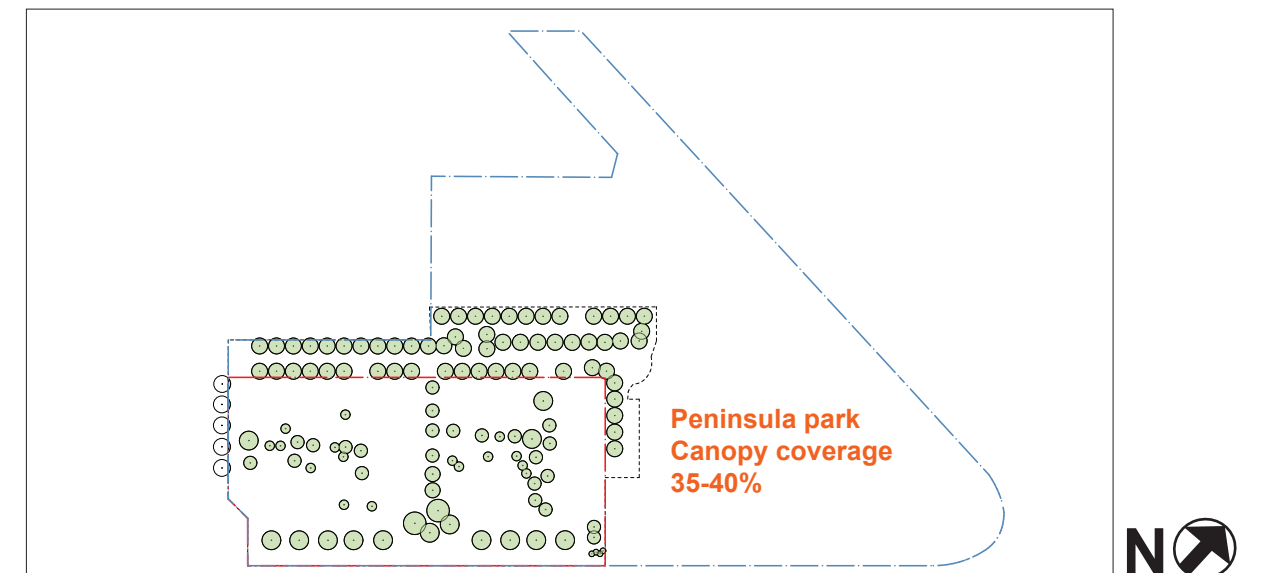
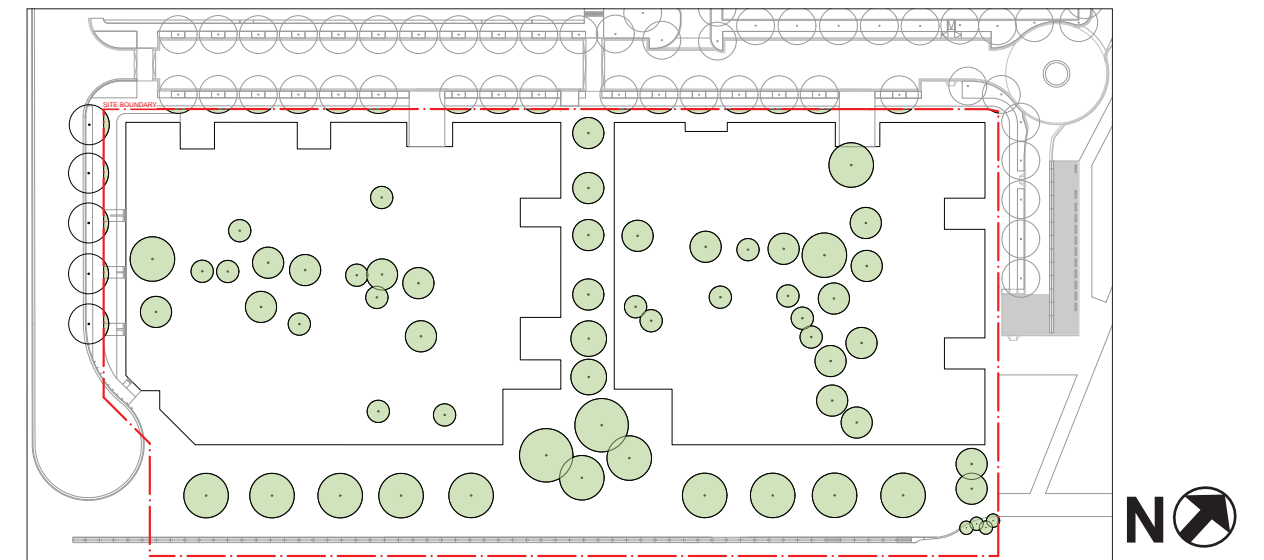


Figure 2.4: Indicative tree canopy studies

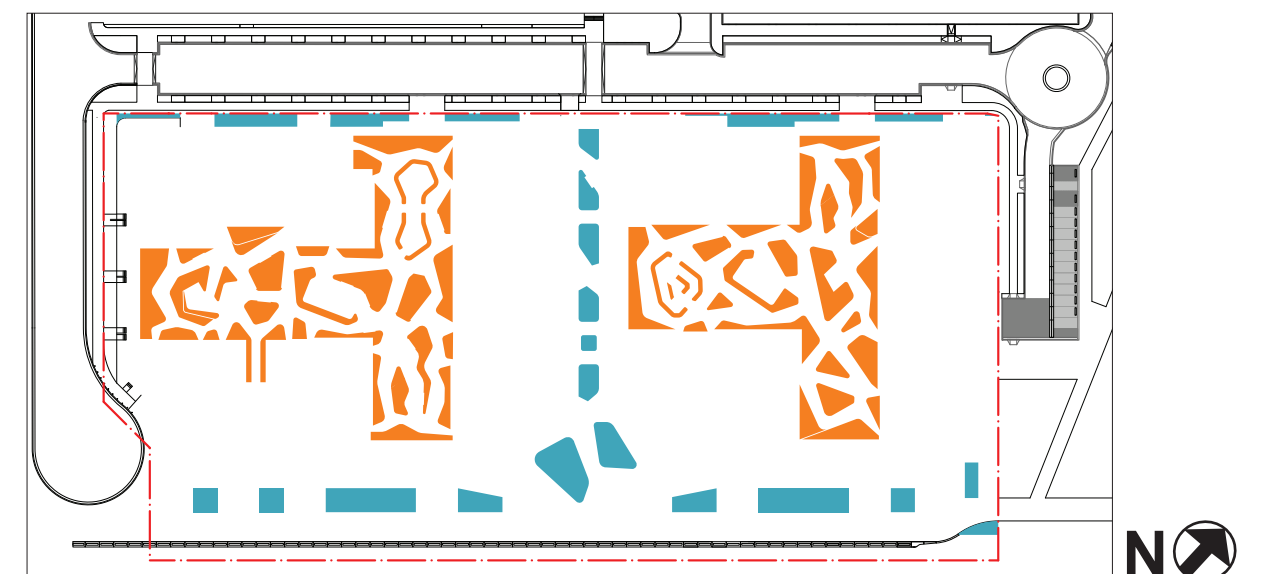


Figure 2.5: Indicative soil studies



# 2.6 Accessibility and pedestrian movement

The proposal provides accessible pedestrian movement around the site including the central through site link and along the northern boundary via the Peninsula park as shown on Figure 2.5 below. Lift access is provided to all upper levels of the development. The only non accessible path within the site is from the foreshore promenade to the Ridge road car parking area in the north western corner as shown below.

LEGEND (Concept Only)

ACCESSIBILITY

Accessible pedestrian access

Pedestrian stair access

Lift access to upper levels

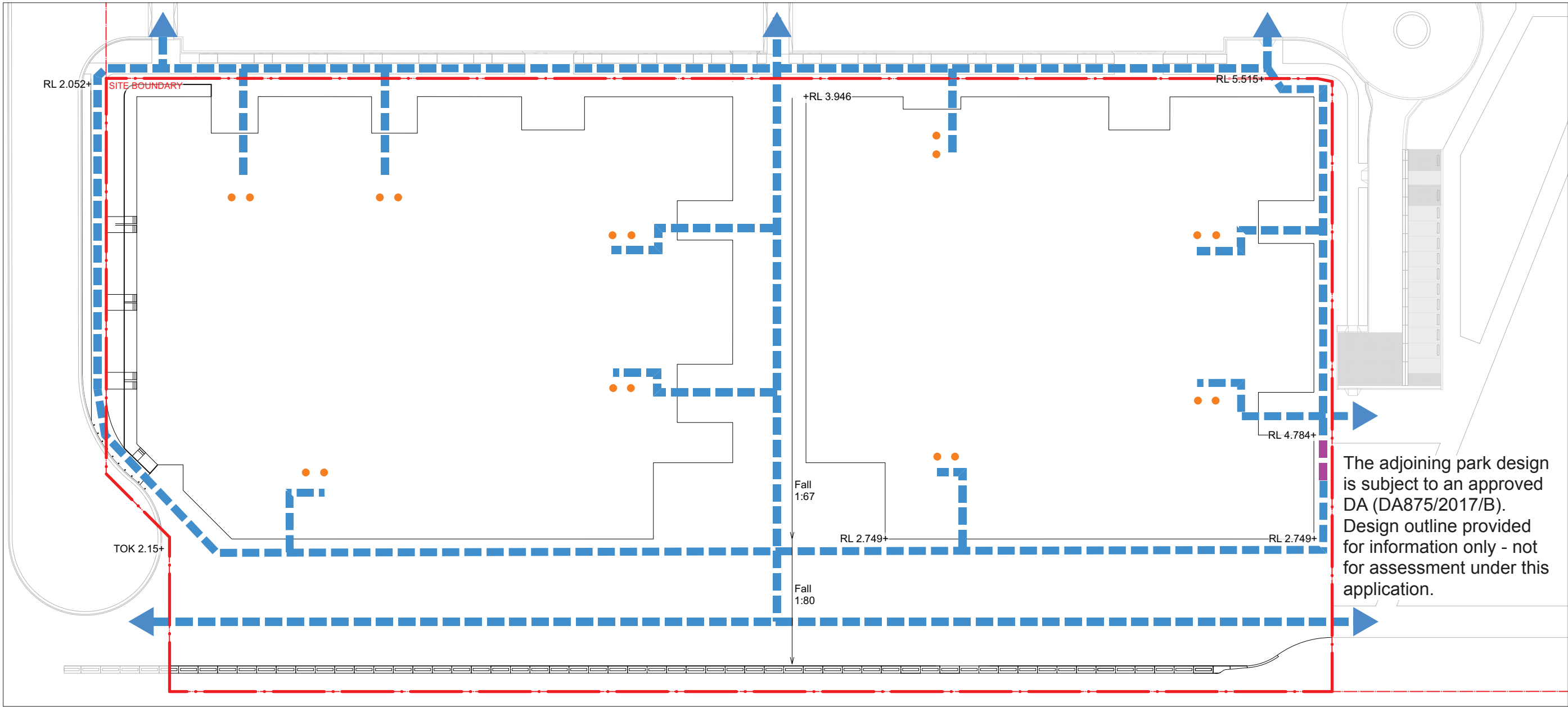


Figure 2.6: Accessibility across subject site



# 3.0 Concept Design





## 3.1 Elements of the Public Domain

The public domain proposals for the mixed use site compromise of 4 main elements. The plaza, promenade and Burroway road frontage are all located at ground level.

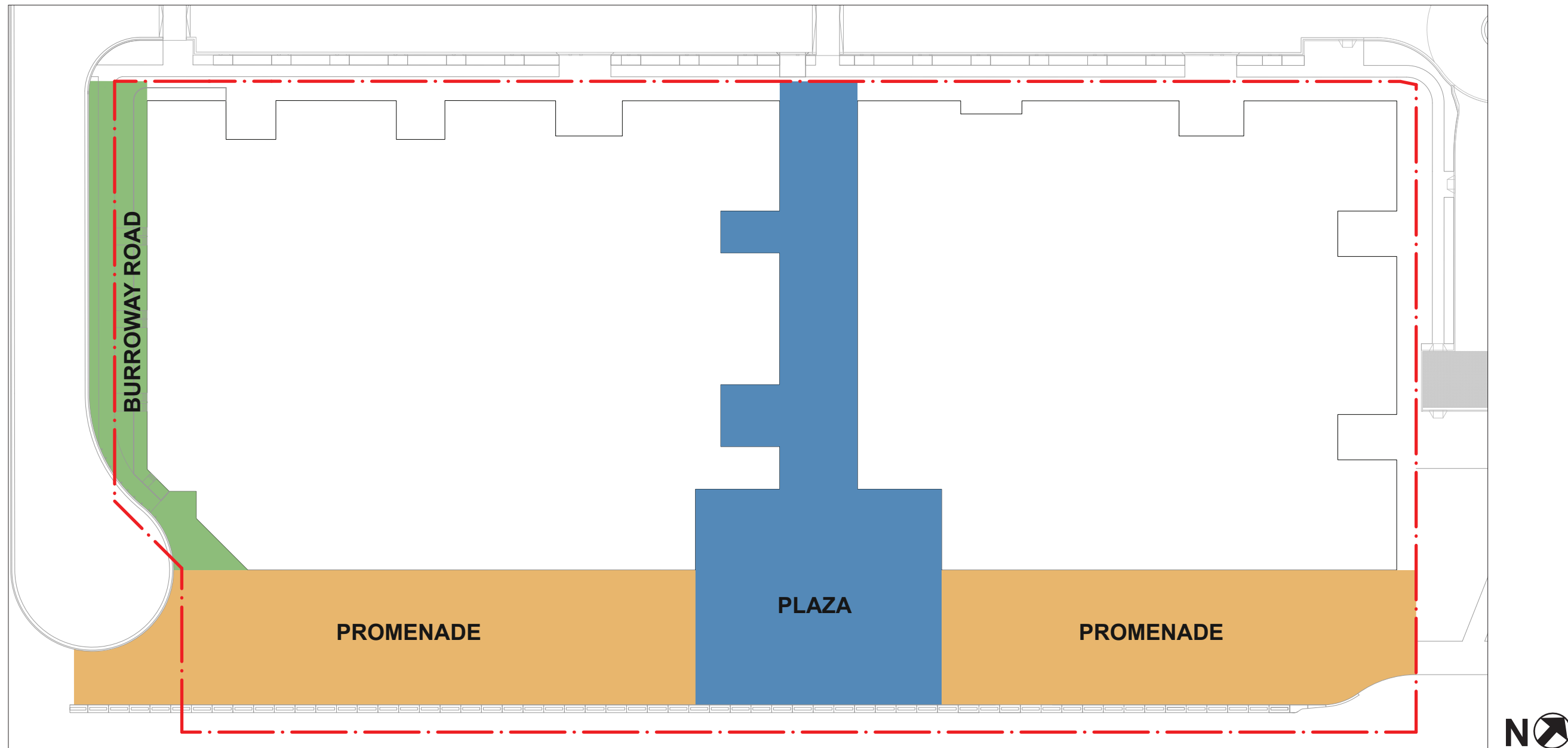


Figure 3.1: Elements of the Public Domain



# 3.1.1 Overall Concept plan

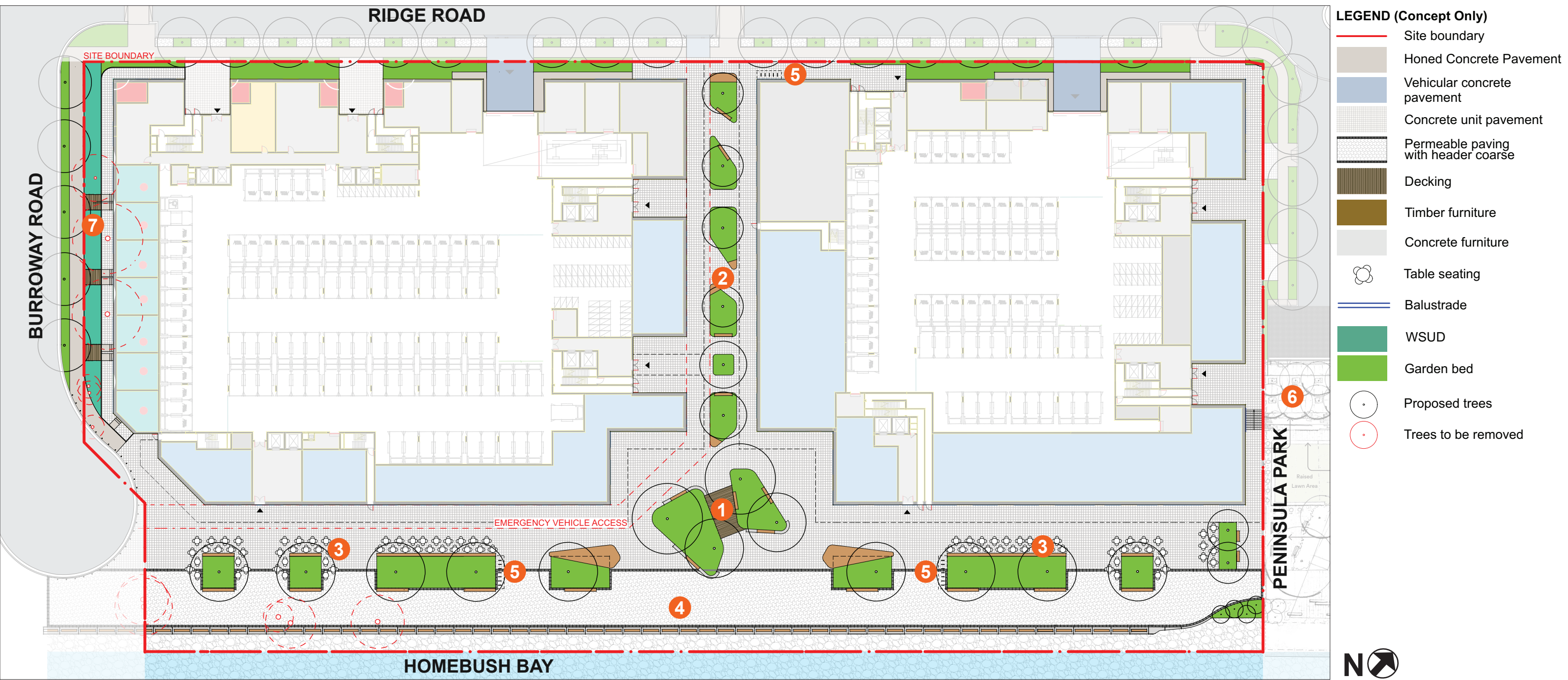


Figure 3.2: Overall Concept Plan

## 1. Plaza

Plaza area with central planted feature. Refer to 3.2

## 2. Site through link

Provides a pedestrian spine through the site connecting the foreshore promenade to Ridge Road

## 3. Outdoor dining opportunities

Fixed bench seating will sit permanently along the garden bed frontages which provide seating day to day or can be integrated with movable cafe seating to provide outdoor dining opportunities which provide views along the foreshore

## 4. Promenade

The promenade is proposed to incorporate a permeable pavement finish as in the DCP. The promenade provides a shareway connection along the foreshore

## 5. Bike parking

19 bike racks are situated within the public domain, providing parking for 38 bikes.

## 6. Peninsula Park interface

The Park design is subject to an approved DA (DA875/2017/B). Design outline provided for information only - not for assessment under this concept floorspace application.

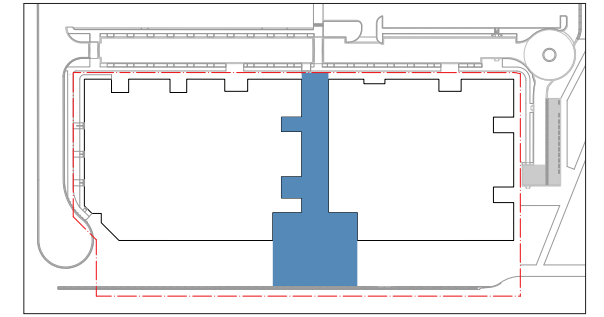
## 7. Burroway Road interface

The pedestrian path has been aligned adjoining Burroway road providing a 6.5m vegetated corridor which integrates a WSUD zone and a wide planted setback to the building frontage



## 3.1.2 Plaza and through site link

The plaza and through site link is the main focal point of the site providing the main pedestrian link from the high school to the waterfront. Below are listed three key principles that have guided the design concept for the space.



KEYPLAN



### Activation

- Walk through space linking foreshore to Ridge Road and connecting both to residential foyers
- Accessible and comfortable movement space servicing retail frontages
- Waiting and rest space in attractive garden setting for residents and retail users
- Variety of seating options including fixed and movable
- Incidental play role of stepped decking / seating



### Spatial arrangement

- Potential approach 1 (Centralised)  
Planting and furniture elements are consolidated in the middle of the space with circulation around the edges with several key through routes
- Potential approach 2 (Dispersed)  
Planting and furniture elements are broken up creating a number of smaller spaces and providing circulation by many through routes



### Character

- Potential to integrate with strongly geometric character of foreshore promenade and Ridge Road public domain, or to provide contrast through more curvilinear forms
- Provide a strongly green character through gardens and tree canopy
- Integrate pavement finishes with adjoining public domain to emphasise continuity and connections
- Integrate decking and seating platforms to add texture and character to space



Through the design iteration process several concepts were tested in response to the key principles, shown on the previous page. Figure 3.3 is a series looking at spatial arrangements and character in response to activation and functionality.

The space was rationalised using different geometries exploring both centralised and dispersed elements of formal and informal character, testing flow through access and the provision of consolidated green spaces.

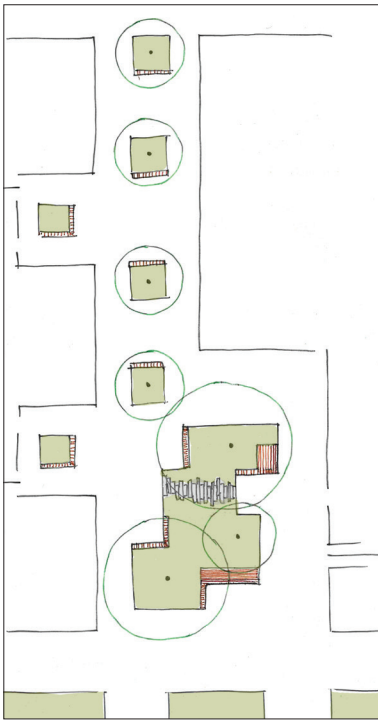
Subsequently the scale/proportions of the plaza were reviewed and refined to provide a wider less deep space addressing the waterfront, as shown on the following pages.



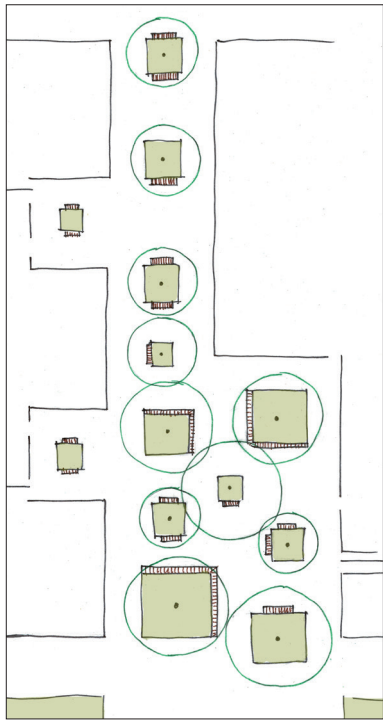
Chestnut Street, Nashville, TN, USA



Freedom square, Panevezys, Lithuania



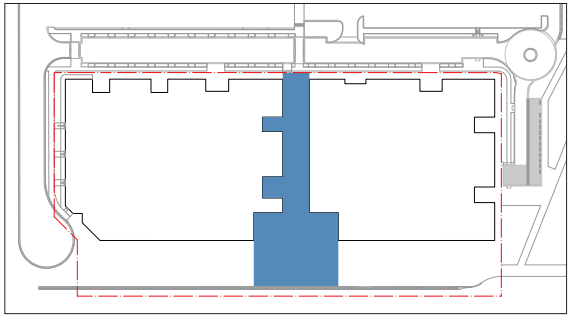
**Concept A:**  
Centralised



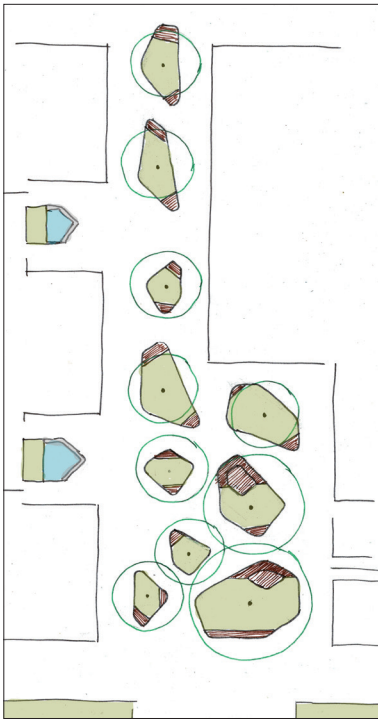
**Concept B:**  
Dispersed



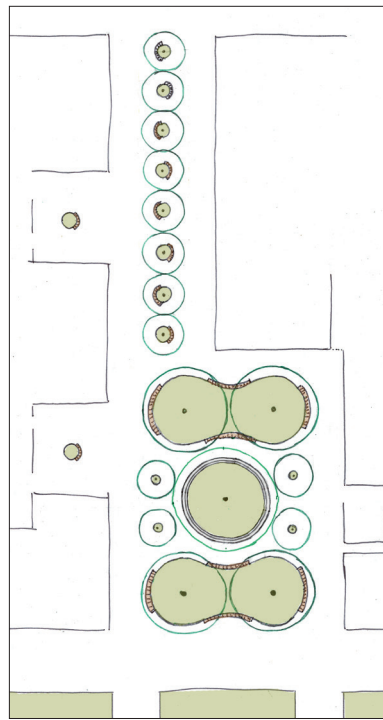
**Concept C:**  
Centralised



**KEYPLAN**



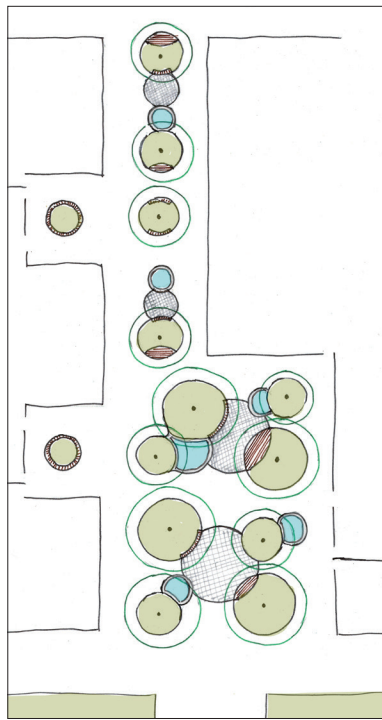
**Concept D:**  
Dispersed



**Concept E:**  
Centralised



**Concept F:**  
Centralised



**Concept G:**  
Dispersed



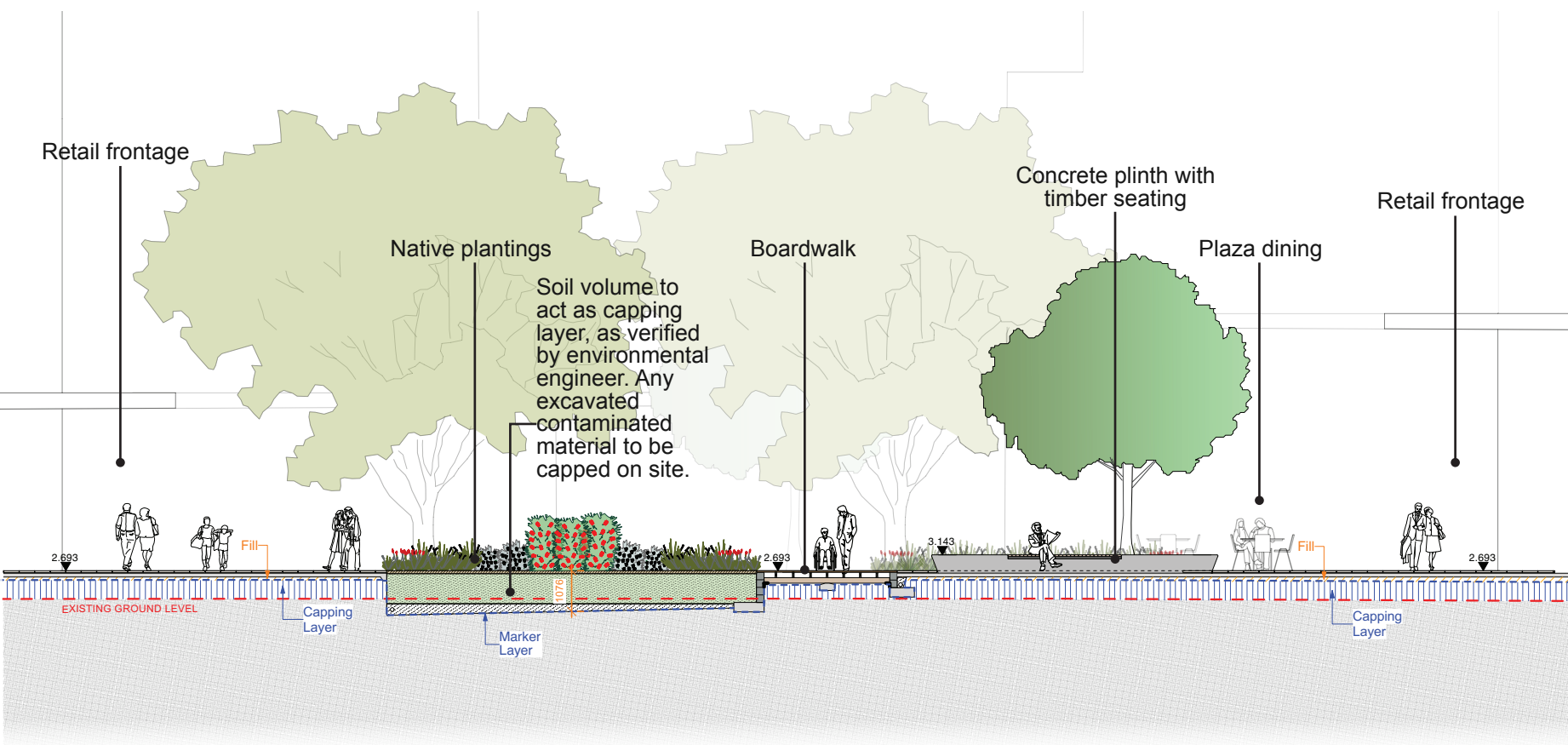


Figure 3.4: Section A

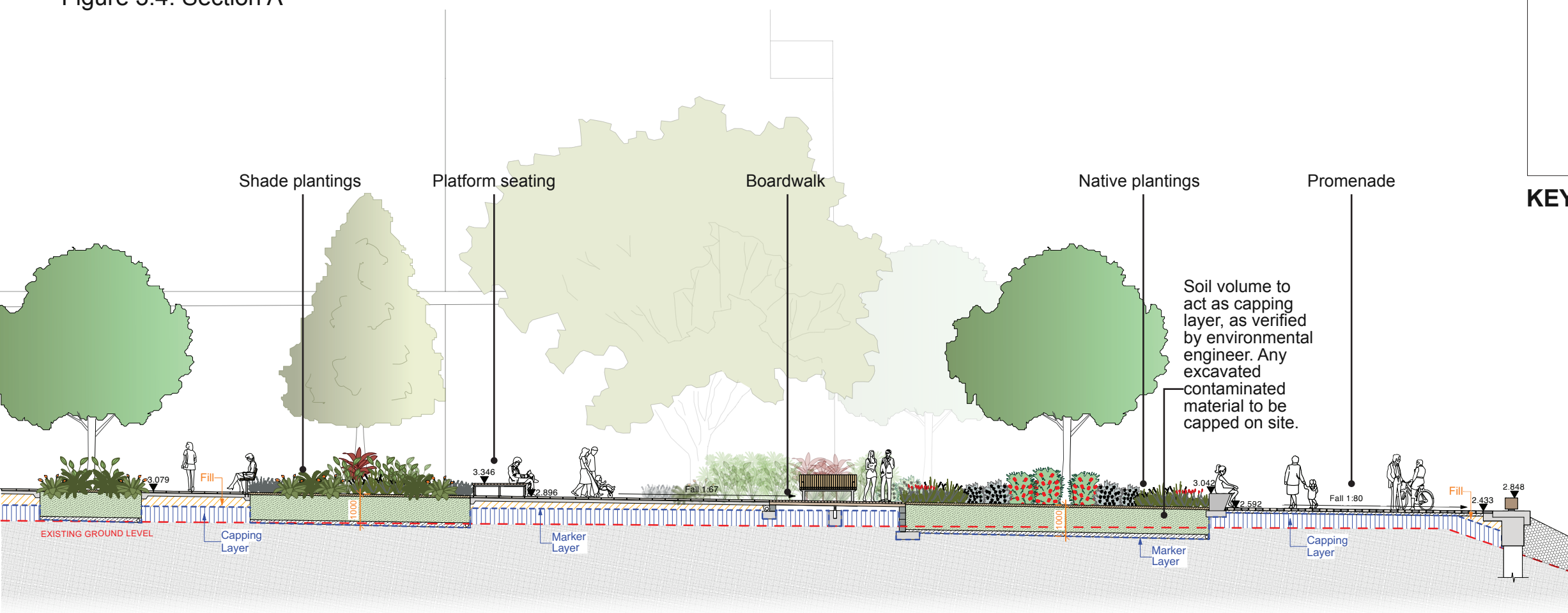
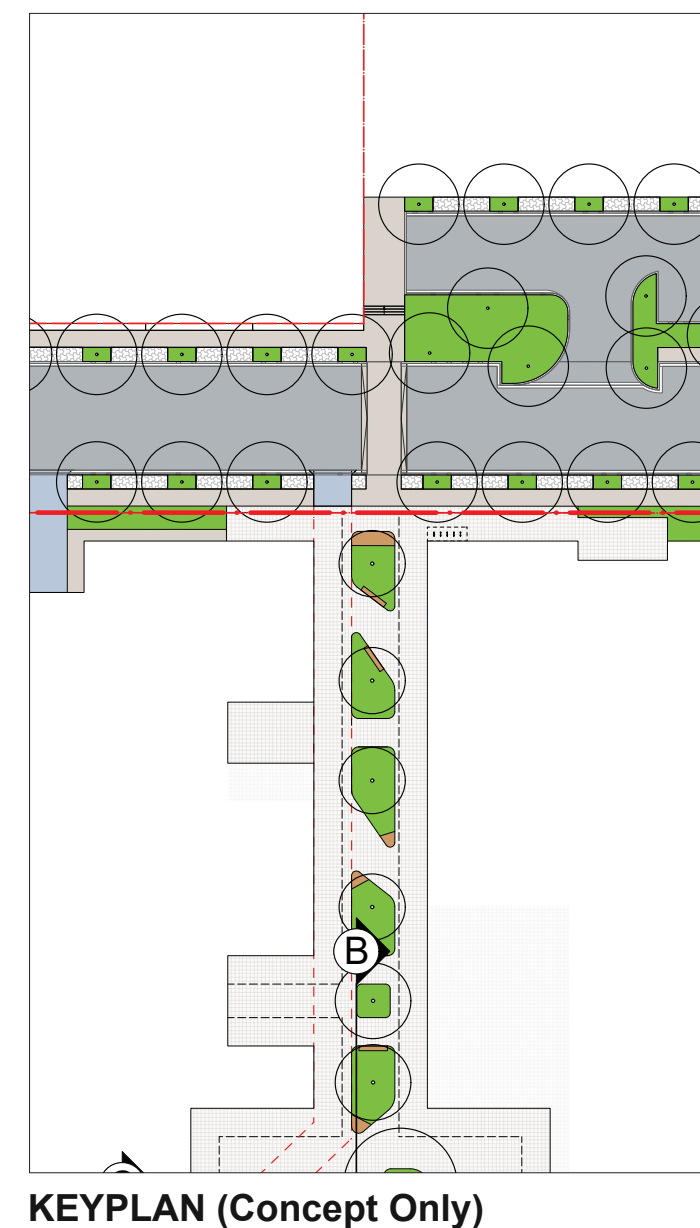


Figure 3.5: Section B

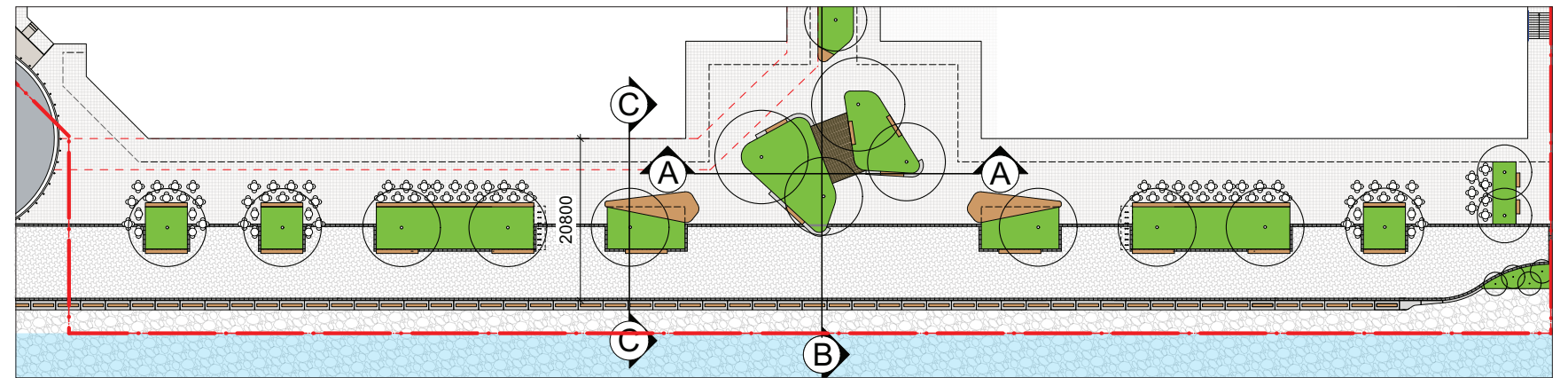




### 3.1.3 Promenade

The foreshore promenade is the main pedestrian link and activation focus between the Peninsula Park and Wentworth point foreshore, providing access to the Maritime plaza from the waterfront.

An avenue of *Araucaria cunninghamii* plantings define the foreshore edge shareway zone from the retail zone along the building frontage. The retail frontage has more potential to be a diversely used space including the desirability to be used for waterfront outdoor dining.



KEYPLAN (Concept Only)

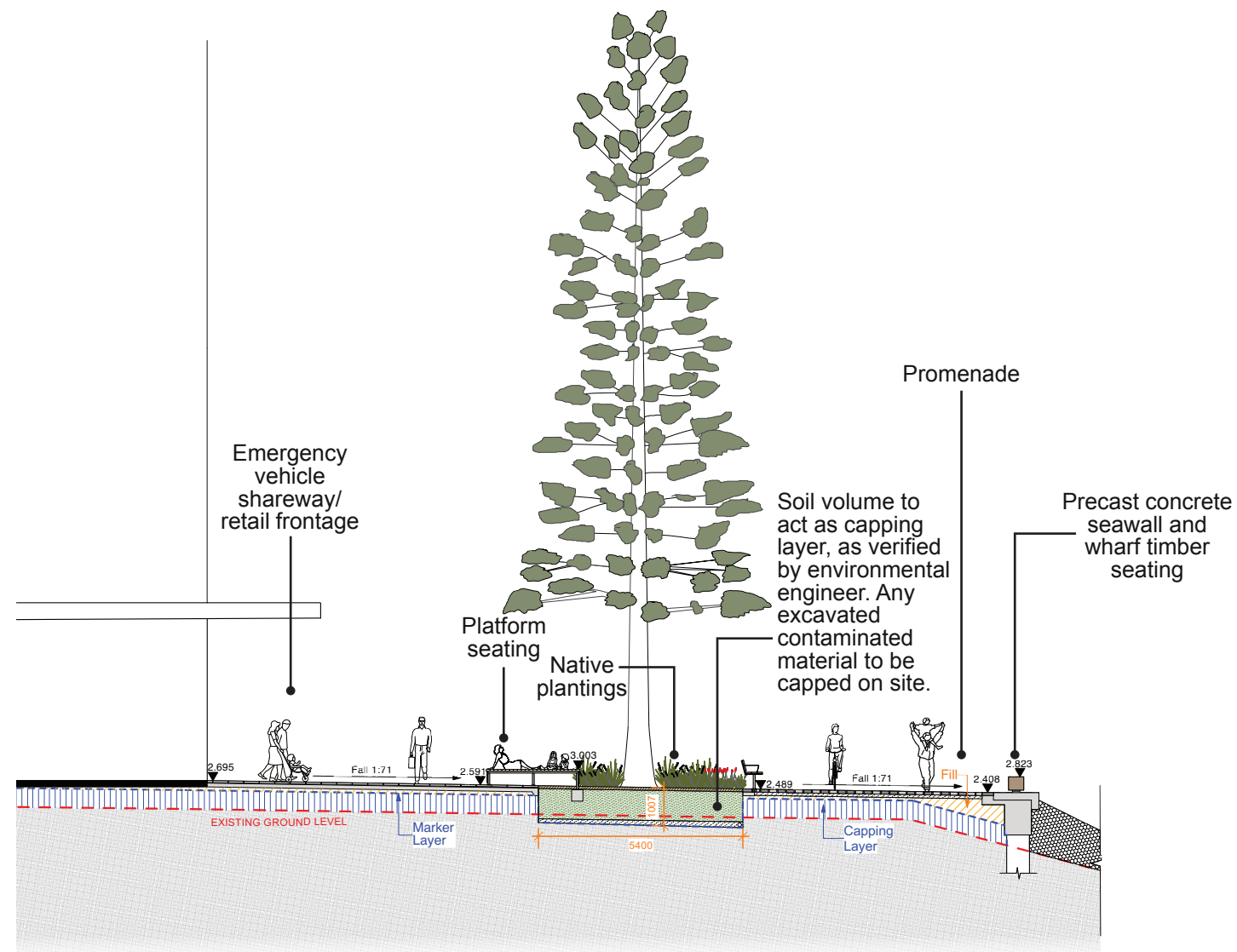


Figure 3.6: Section C



# 3.1.4 Burroway Road

The Burroway road frontage provides a wide 4.5m planting zone to compliment and soften the building facade and to provide privacy for the residential terraces that lie on the street frontage. The planted zone is adjoined by a 2.5m pedestrian path directing pedestrian traffic to the waterfront and foreshore promenade.

The wide landscape zone integrates a WSUD corridor which helps to clean and slow down water runoff from the site and Ridge Road. Low boardwalk links straddle the channel providing direct pedestrian access from the residential terraces to the road frontage.

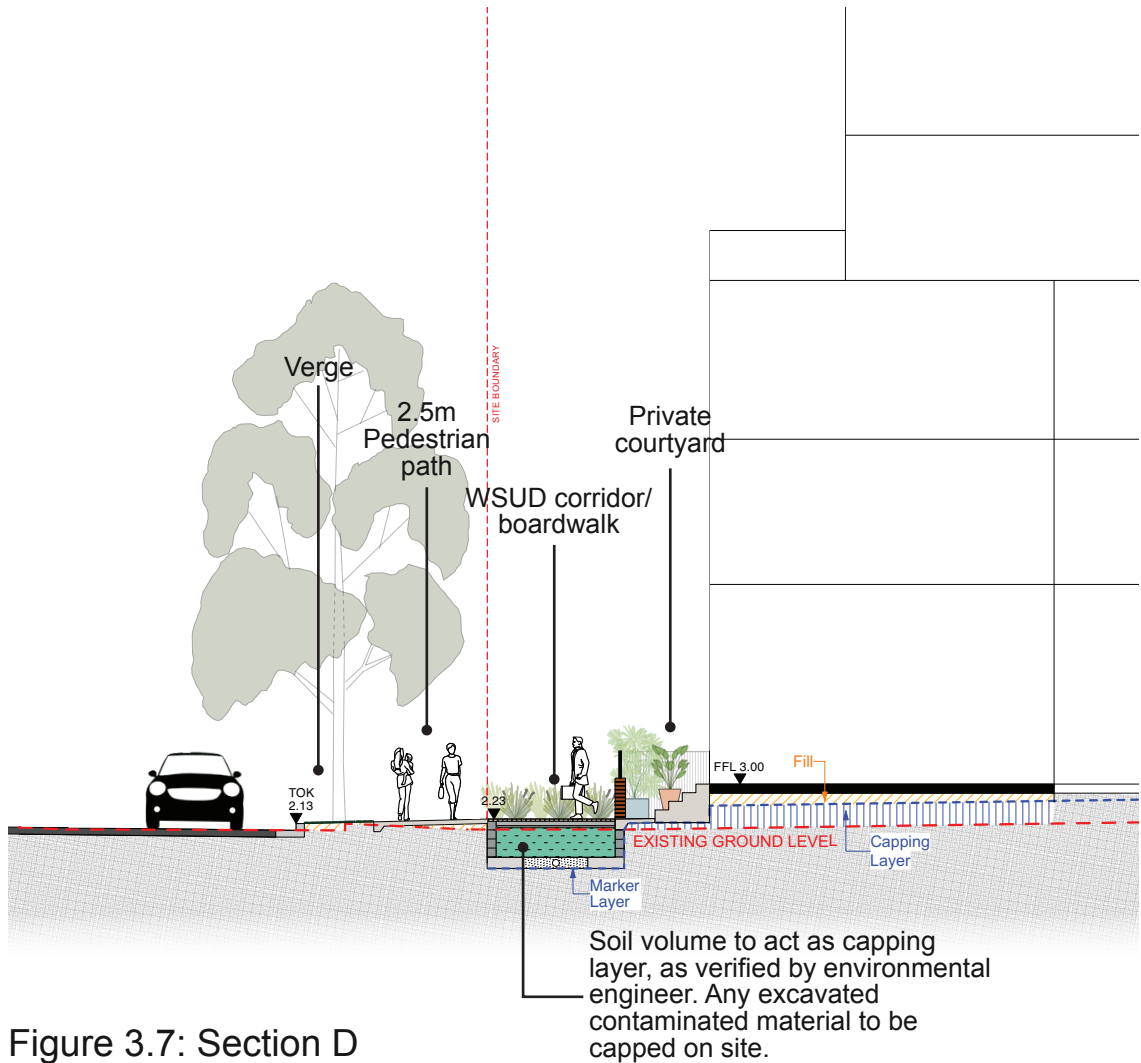
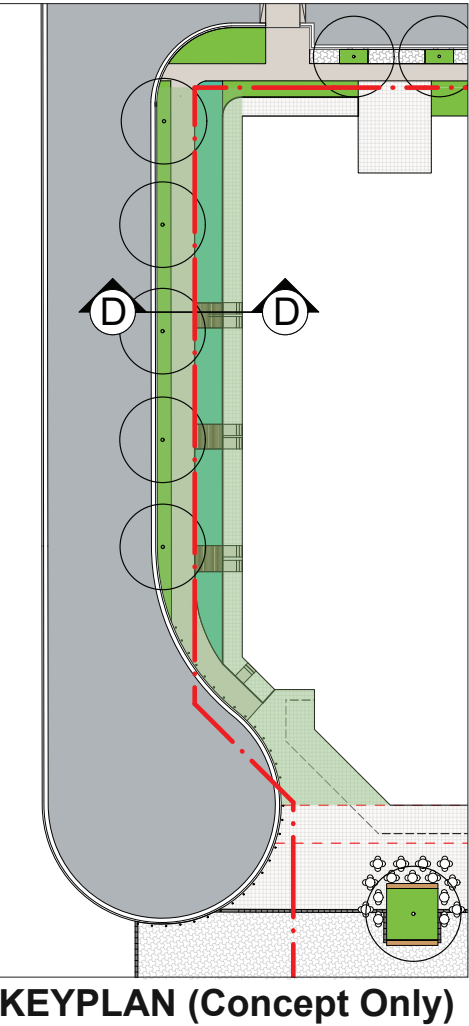


Figure 3.7: Section D





## 3.1.5 Peninsula Park interface

The northern end of the site adjoins the proposed Peninsula Park. An urban courtyard sits along the park edge providing a level, seamless transition between the mixed use site and the park. A 3m wide setback provides an opportunity for movable outdoor cafe style dining adjoining the mixed use frontage.

The Park design is subject to an approved DA (DA875/2017/B). Design outline provided for information only - not for assessment under this concept floorspace application.

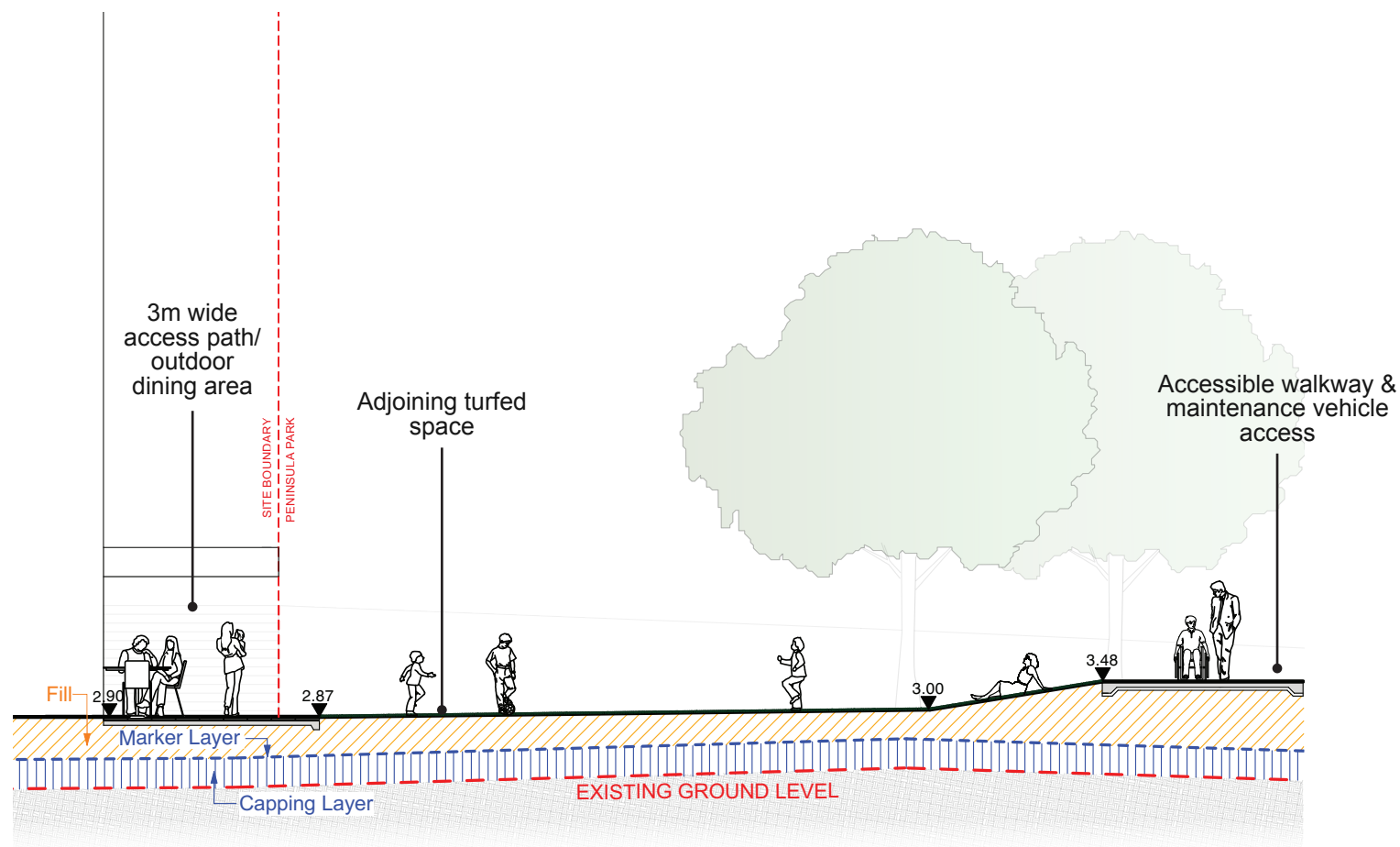
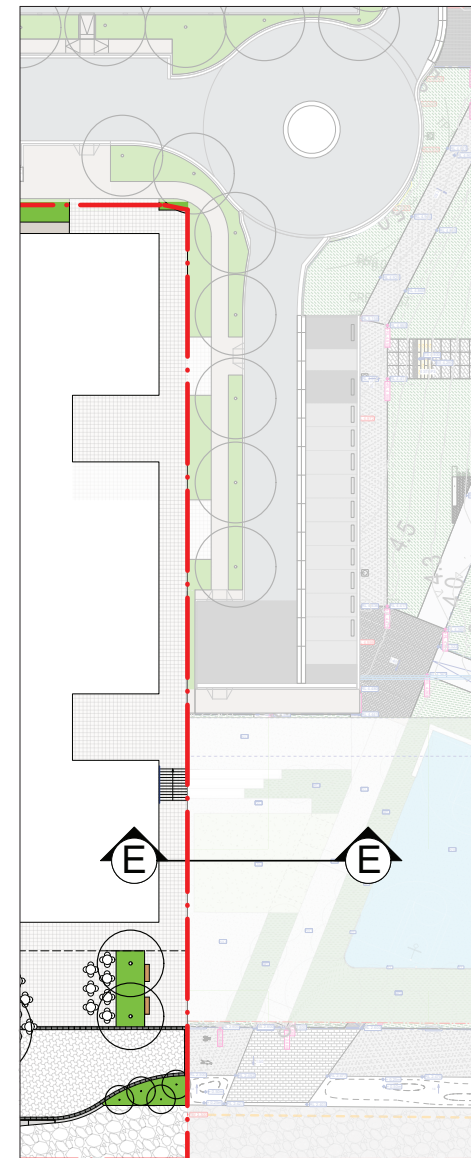


Figure 3.8: Section E



KEYPLAN (Concept Only)



## 3.2 Communal Private Open Space: Concept plan



Figure 3.8: Communal Private Open Space Concept Plan

Located on the third level of the residential towers, the podium rooftops provide communal use roof terraces. These areas provide shared outdoor private open space for residents. A 400mm podium setback has been provided to minimise walling and provide a variety of soil depths for different plantings. This creates variation in garden wall heights allowing the use of ground level planting, sitting and low walls to provide a series of outdoor spaces. These spaces accommodate communal amenities such as breakout areas for passive recreation, outdoor dining and child play spaces.

### 1. Relaxation zone

A timber day bed is situated within an enclosed garden space providing a private relaxation spot for residents

### 2. BBQ and outdoor dining area

Communal BBQ facilities and tables provide outdoor dining opportunities for residents. The area is shaded by an overhead pergola and trellis planting

### 3. Community garden

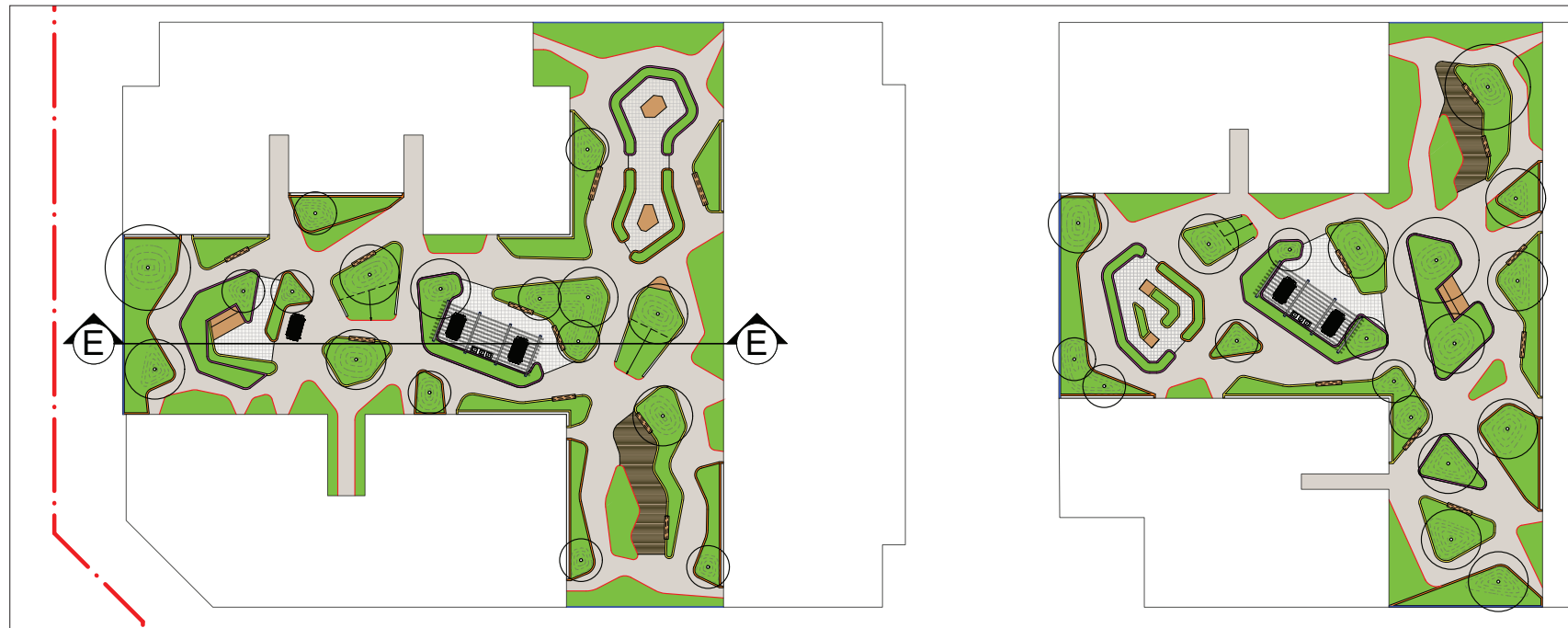
The community garden provides a space for residents to grow and harvest their own herbs and vegetables. The long garden beds

sit at varying levels to provide easy access for residents who have difficulty bending down. Sitting platforms also double as work space benches within the space.

### Breakout area

A timber deck defines an enclosed break out space for residents to use for passive recreation





KEYPLAN (Concept Only)



Figure 3.9: Section D



# 3.3 Indicative Materials

The design incorporates a blend of industrial and natural materials that compliment the site’s marine location. Concrete and timber are the primary elements, creating a colour and textural contrast while serving as a backdrop to the lush, extensive greenery throughout the site.



**Public & Private domain:**  
Concrete Unit paving



**Public & Private domain:**  
Honed concrete



**Promenade:**  
Permeable paving



**Feature flooring/decking**



**Furniture:**  
Concrete plinths and Timber seating



## 3.4 Indicative planting palette

Wentworth point was developed on a reclaimed industrial site which was originally extensive mudflats. No remnant vegetation types occur within the subject site. The majority of the planting palette draws inspiration from the Swamp Oak floodplain vegetation community and indigenous plantings which will thrive in local conditions. In the central plaza and through site link, consideration has been given to the areas shaded by the surrounding buildings. In this area a more tropical palette has been used ensuring that the planting will be successful in these low light conditions.

### Tree Species



**Plaza:** *Ficus microcarpa* var. *hillii*



**Plaza:** *Tristaniopsis laurina*



**Plaza:** *Waterhousia floribunda*



**Promenade:**  
*Araucaria cunninghamii*



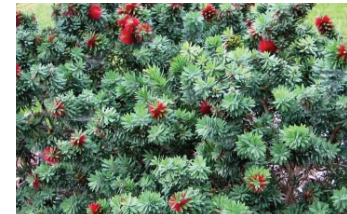
**Promenade:**  
*Banksia integrifolia*



**Burroway Rd (Site boundary):**  
*Lophostemon suaveolens*

### Shrubs and Ground Covers

#### Public Domain



*Callistemon viminalis*  
'Better John'



*Westringia fruticosa*  
'Grey Box'



*Grevillea rosmarinifolia*



*Lomandra confertifolia*  
'Lime tuff'



*Dianella caerulea*



*Anigozanthus flavidus*



*Banksia spinulosa* 'Birthday candles'



*Darwinia citriodora*  
'Seaspray'

#### Plaza (shaded areas)



*Telopea speciosissima*



*Cordyline fruticosa*  
'Caruba Black'



*Plectranthus* spp 'Mona Lavender'



*Dianella hybrida* 'Silver Streak'

#### WSUD



*Carex appressa*



*Juncus kraussii* subsp. *australiensis*



# 4.0 Attachments

## 4.1 Response to SEARS

| Requesting Authority                                 | Request                                                                                                                                                                                                                                                                                                                             | Opportunities explored                                                                               | Reference                                                                        |
|------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| City of Paramatta                                    | Sections to include boundary line, datum lines, proposed ground levels and existing ground level                                                                                                                                                                                                                                    |                                                                                                      | Refer to <b>3.0</b> Concept Design                                               |
|                                                      | Hard works finishes and softwork planting design                                                                                                                                                                                                                                                                                    |                                                                                                      | Refer to <b>3.3 &amp; 3.4</b> for indicative material and tree planting palettes |
| NSW Department of Planning, Housing & Infrastructure | Mitigate the urban heat island effect and ensure appropriate comfort levels on-site                                                                                                                                                                                                                                                 | Use of permeable paving and maximising canopy coverage. Open WSUD channel to increase urban cooling. | Refer to <b>3.0</b> Concept Design                                               |
|                                                      | Contribute to an increase in urban tree canopy cover                                                                                                                                                                                                                                                                                | Tree canopy coverage of 31%                                                                          | Refer to <b>2.4</b> Indicative tree canopy & soil coverage                       |
|                                                      | Maximise opportunities for green infrastructure, consistent with Greener Places                                                                                                                                                                                                                                                     | Exceeding recommended Greener Places canopy target of 25%                                            | Refer to <b>2.4</b> Indicative tree canopy & soil coverage                       |
|                                                      | Provide dimensioned sections illustrating the proposed floor-to-floor heights and planter depths in the communal open spaces. Incorporate sufficient height in the building envelope to accommodate:<br><br>c. podium and rooftop planting zones with generous soil depths to support significant tree canopy in the communal areas |                                                                                                      | Refer to <b>3.2</b> Communal private open space                                  |