



The facts



Project area
128ha



Location
Sanctuary is located in Newcastle's western growth corridor, 5km from Wallsend and 15km from the Newcastle CBD. Sanctuary abuts Minmi Road



Key geographic inclusions
Sport field, community centre, 44ha open space



Local government area
City of Newcastle



Delivery timing
2017



Proposed residential dwellings
890



New residents
1,300



End value
\$340m



Key stakeholders
City of Newcastle through the Sanctuary Estate Planning Agreement

Overview

The project and our role

Landcom was the masterplanner and developer of Sanctuary, a \$340m residential development near Wallsend, NSW.

What is proposed

Sanctuary is a masterplanned, residential development that will deliver in excess of 890 new home sites for an estimated 1,300 residents by 2019. Sanctuary's masterplan design showcases Landcom's sustainability principles in Newcastle and the Hunter region.

Sanctuary provides an important supply of quality, greenfield land and housing in Newcastle's western growth corridor. It incorporates water sensitive urban design features, bushfire mitigation measures and indigenous cultural heritage areas.

Outcomes and deliverables

Key features include:

- 850 standard residential lots over 23 stages
- approximately 40 medium density residential lots
- a regional sporting complex, neighbourhood centre, 10km of pedestrian and bicycle pathways, two neighbourhood parks and two cultural heritage parks
- 44ha of open space
- a public art program
- 4,300m² zoned 3(b) urban core.

Current status

Sanctuary is in its final stages of development. To date 17 stages have been completed, with the final Stages 18-23 sold to a developer following an extensive public tender in late 2016.

Sanctuary estate now boasts a range of community facilities and infrastructure, including sporting fields, the Fletcher Neighbourhood Centre, perimeter bicycle and walking tracks, public art works, Aboriginal heritage parks, and local parks with views to the Watagan Mountain Ranges.

Project initiatives

Planning principles include:

- masterplanned lots to achieve optimal urban and community outcomes including: perimeter roads, legible street layout, the provision of playing fields and sporting facilities
- improved accessibility through bicycle and foot links
- design guidelines to deliver a quality streetscape.

Environmental sustainability initiatives include:

- water sensitive urban design, including 100,000 litre recycled water irrigation system for the playing fields and retention of surplus spoil on site for reuse
- design guidelines that stipulate that all dwellings are required to have gas boosted solar hot water
- retention of bushland corridors and noxious weed removal from over 44ha of open space.

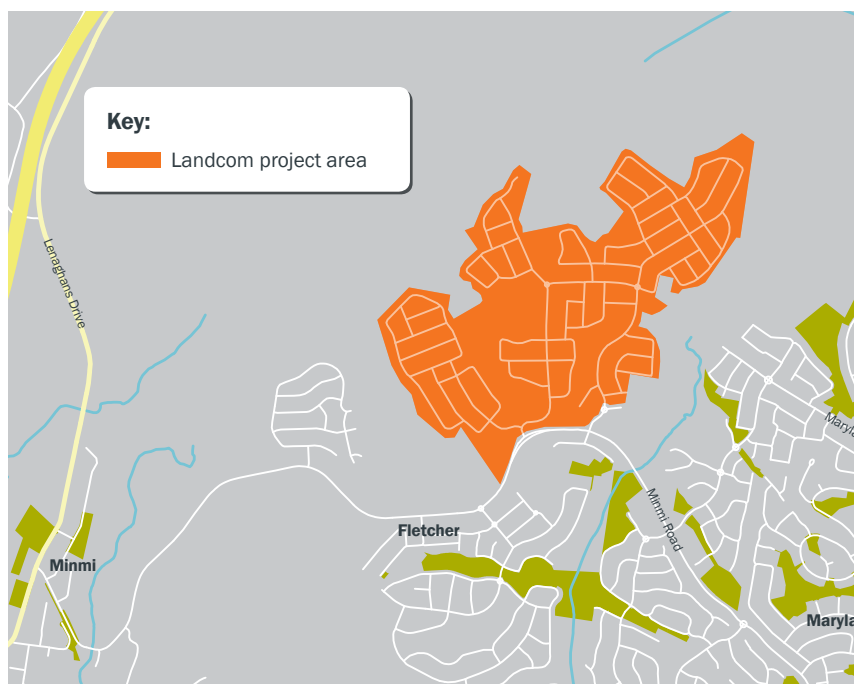
Social sustainability initiatives include:

- a community development program has welcomed over 500 new residents
- the establishment of the Sanctuary Community Group and the appointment of a community facilitator
- the establishment of a relationship with the Awabakal Local Aboriginal Land Council and traditional owners and construction of two Aboriginal heritage conservation areas
- the inclusion of regional sporting facilities, a community centre, neighbourhood parks, cultural heritage parks and playgrounds
- a kid safe pathway constructed linking Sanctuary to the adjacent private primary and secondary school.

Public art strategy

- A series of contemporary art works was commissioned and installed throughout Sanctuary. Pieces celebrate the area's indigenous history, early European settlement, and the wetlands setting of the area.

Location map



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Project timeline



1995-2005

- Site acquisition



2008-2010

- Sales release of Stage 1
- Revised masterplan delivering 890 dwelling yield and voluntary planning agreement approved



2012-2017

- Playing fields and sports courts completed
- Completion of Minmi Road public art
- Fletcher Community Centre completed
- Delivery of Stage 17
- Separate sale of Stages 18-23



Awards

- Lower Hunter Civic Design Award - Landscape Design
- Lower Hunter Urban Design Award for Community Centre
- Finalist for Best Masterplanned Community - 2017 Property Council of Australia National awards

