



DEPARTMENT OF PLANNING, LANDS  
AND HERITAGE

DATE	FILE
07-Jul-2022	SDAU-049-21

# Sorrento Activity Centre.

June 2022

A ten principles design  
report prepared by\_

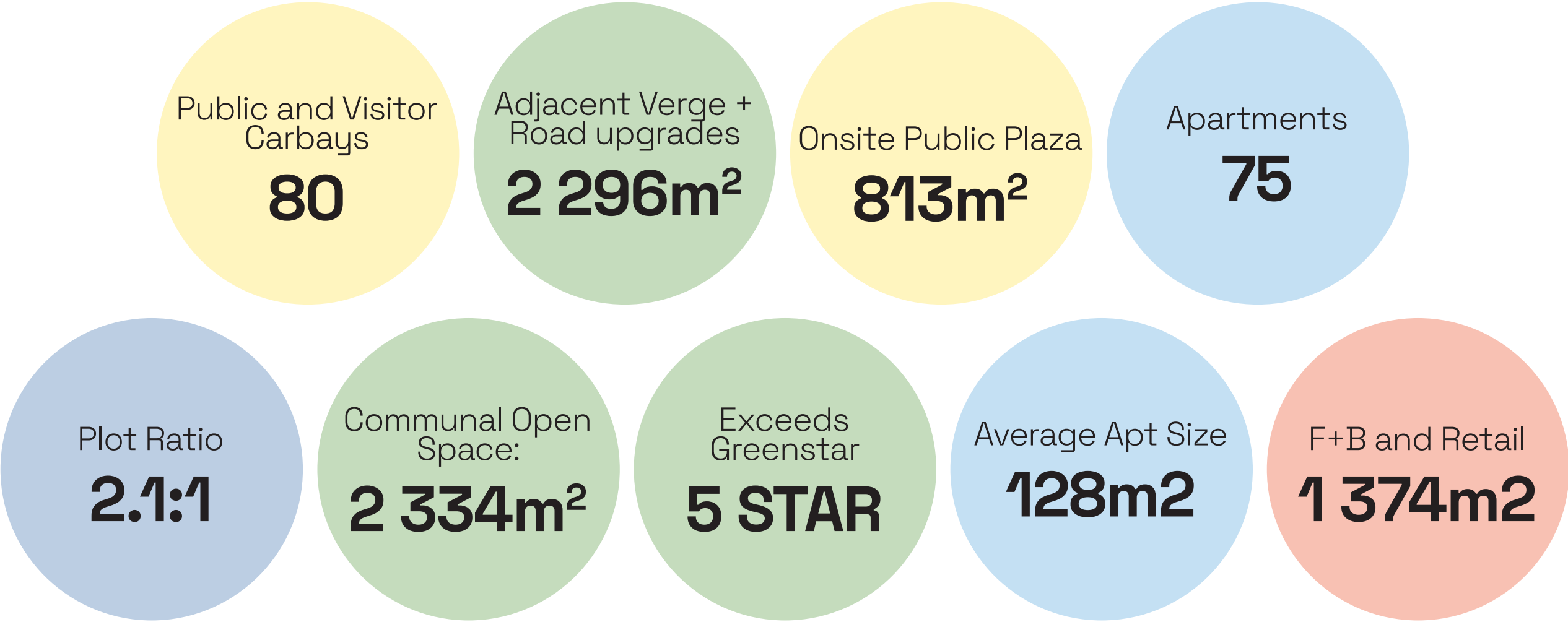


+ ASPECT Studios for MEGARA



PROJECT INTRODUCTION

Key Development Figures:





## OUTCOMES FORM SDRP PROCESS

The Project team has consistently been engaging with the SDRP to achieve the best possible outcomes for this landmark site.

### *Outcomes of SDRP process:*

**Contextually appropriate building height with consideration of key views.**

**Top floor set backs increased to West Coast Drive to reduce perception bulk and scale.**

**Increased podium set backs to R20 zoning.**

**Provision of 10% deep soil area additional trees and landscaping across site.**

**On site public plaza increased and lobby redesigned for better street activation and passive surveillance**

**Detailed overshadowing and impacts study to Marmion Beach.**

**Sorrento sight-line, cross sectional and visual impact studies.**

**Additional sun screening provided to western elevation.**





PRINCIPLE 1\_

# CONTEXT & CHARACTER



INCORPORATED SPP 7.3 SECTIONS:

- 3.1 Site analysis + design response
- 3.2 Orientation
- 4.10 Facade design



# LOCAL CONTEXT



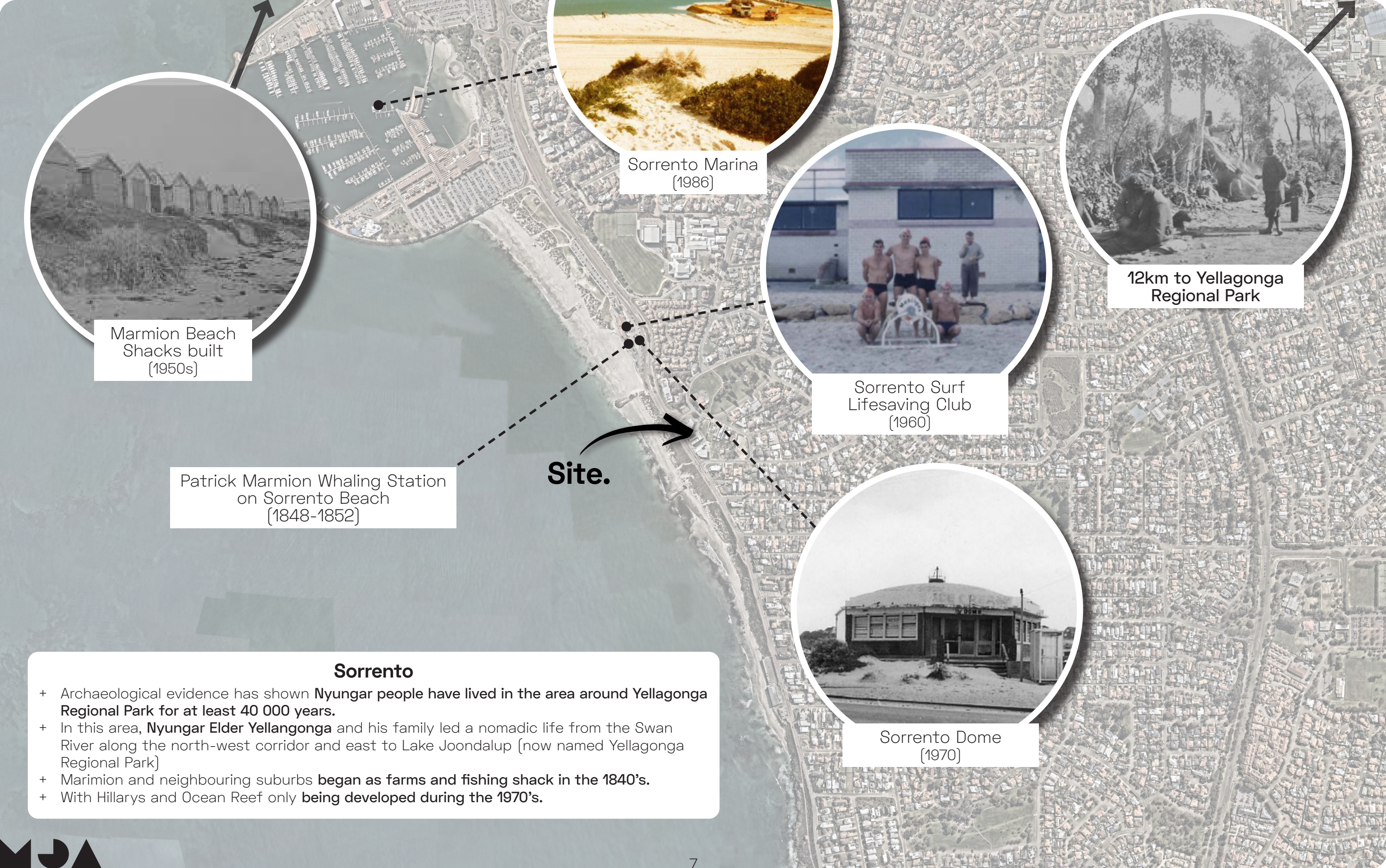


# LOCAL CONTEXT





# HISTORICAL CONTEXT



Marmion Beach Shacks built (1950s)

Sorrento Marina (1986)

Sorrento Surf Lifesaving Club (1960)

12km to Yellagonga Regional Park

Patrick Marmion Whaling Station on Sorrento Beach (1848-1852)

Site.

Sorrento Dome (1970)

## Sorrento

- + Archaeological evidence has shown **Nyungar people** have lived in the area around Yellagonga Regional Park for at least 40 000 years.
- + In this area, **Nyungar Elder Yellangonga** and his family led a nomadic life from the Swan River along the north-west corridor and east to Lake Joondalup (now named Yellagonga Regional Park)
- + Marimion and neighbouring suburbs began as farms and fishing shack in the 1840's.
- + With Hillarys and Ocean Reef only being developed during the 1970's.



# HISTORICAL CONTEXT

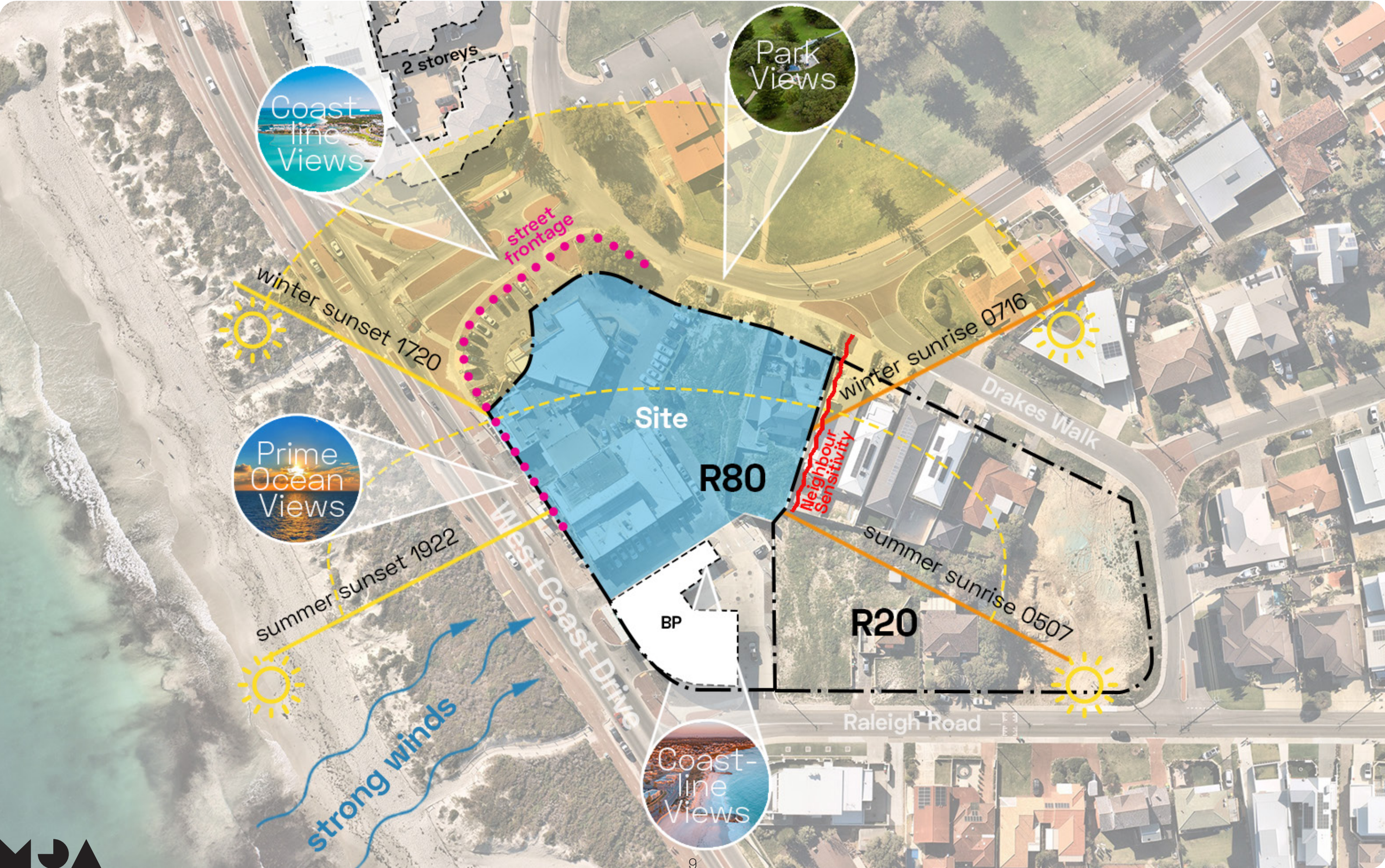
**Padbury Circle around Geneff Park can be traced back to the early 1950's as one of the first dirt roads constructed in the region, well before the development of the Sorrento Suburb.**





# ENVIRONMENTAL CONTEXT

Environmental site analysis showing prime views, winter solstice sun path, wind & particular site sensitivities.



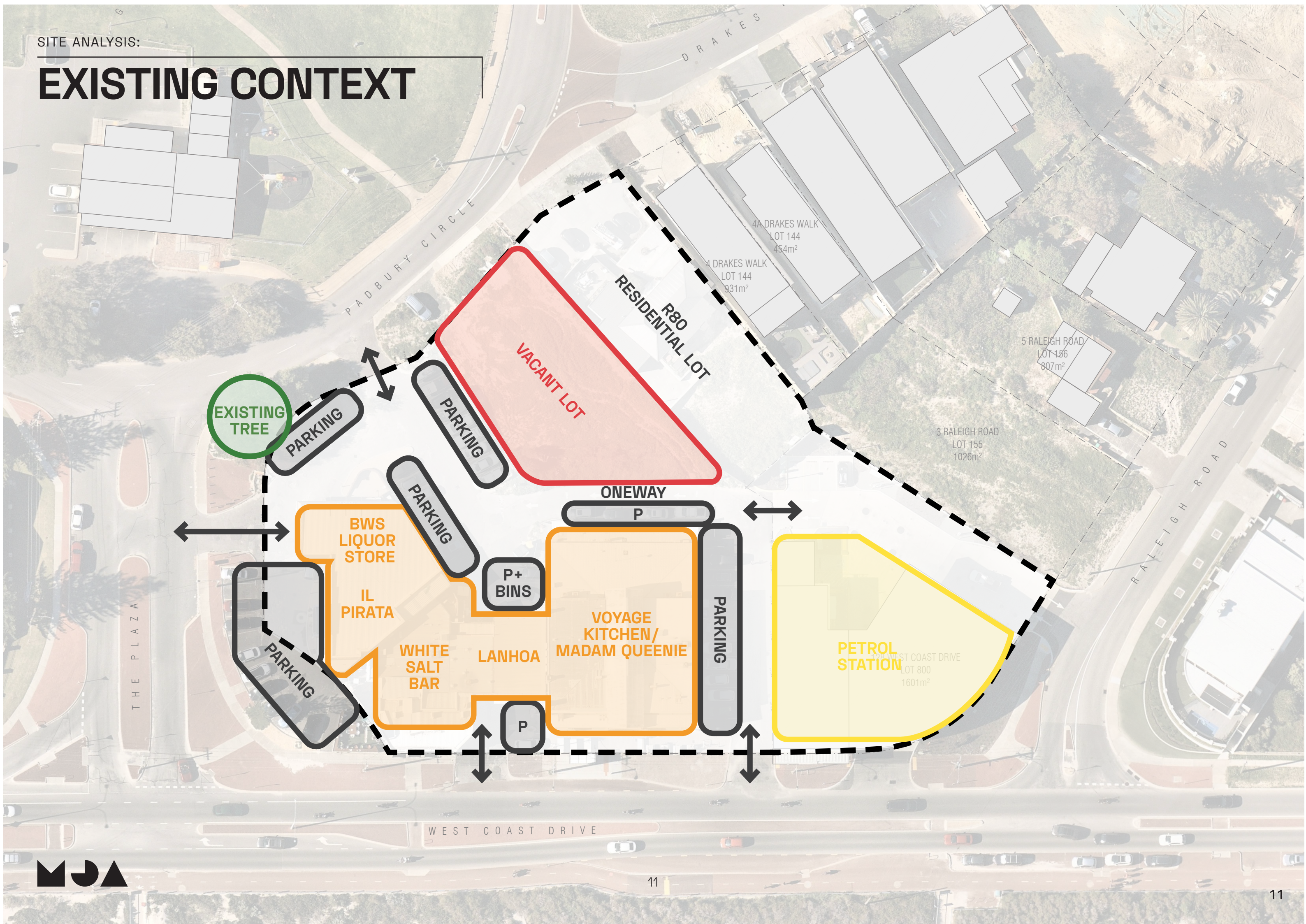


# EXISTING CONTEXT



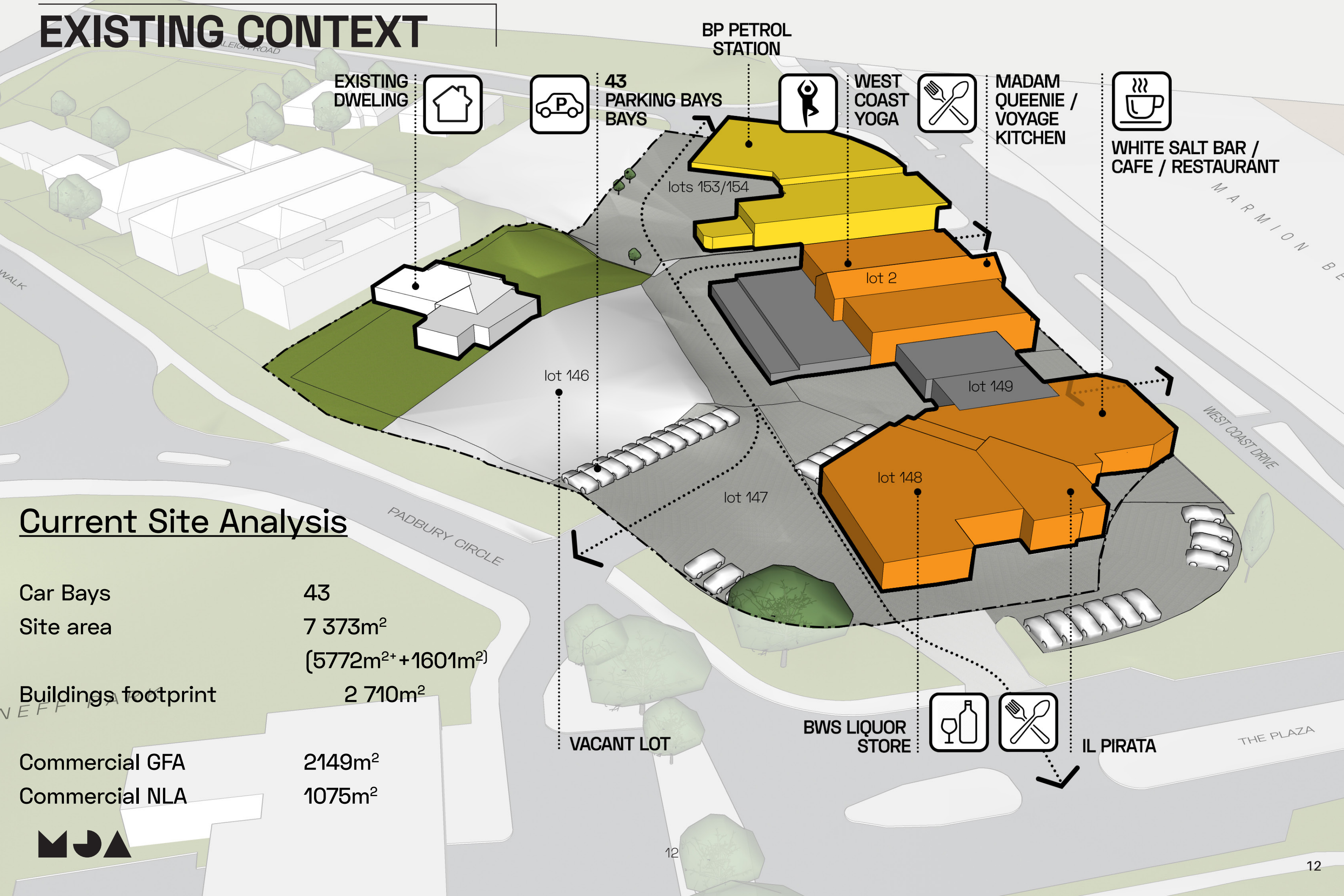


# EXISTING CONTEXT





# EXISTING CONTEXT



## Current Site Analysis

Car Bays	43
Site area	7 373m <sup>2</sup> (5772m <sup>2</sup> +1601m <sup>2</sup> )
Buildings footprint	2 710m <sup>2</sup>
Commercial GFA	2149m <sup>2</sup>
Commercial NLA	1075m <sup>2</sup>

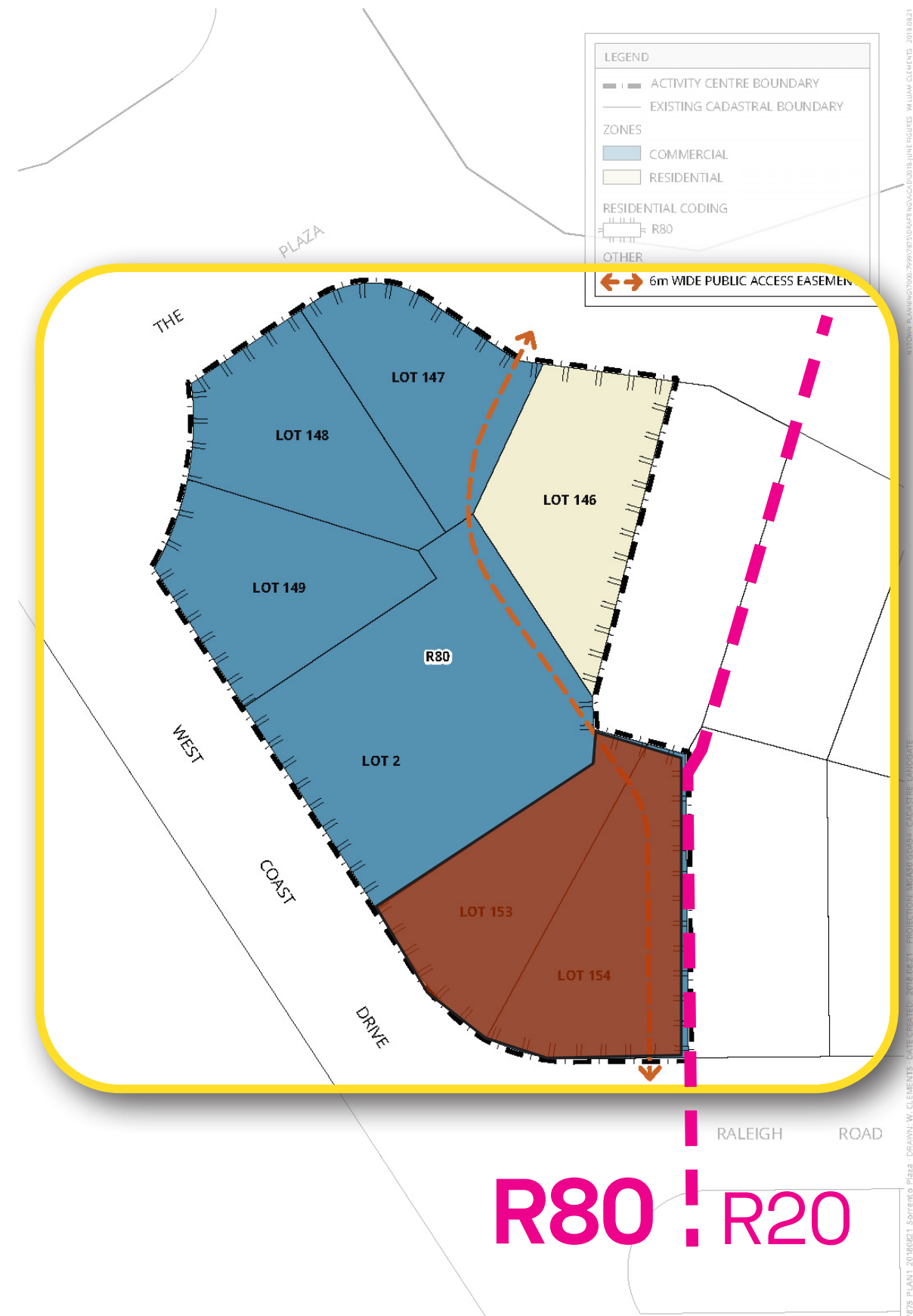




# SORRENTO ACTIVITY CENTRE

Unfortunately two of the existing SAC lots have been developed under their minimum requirements thus compromising the original intent of the SAC.

It is now an opportune time to review and update the SAC to take into consideration these outcomes and also...

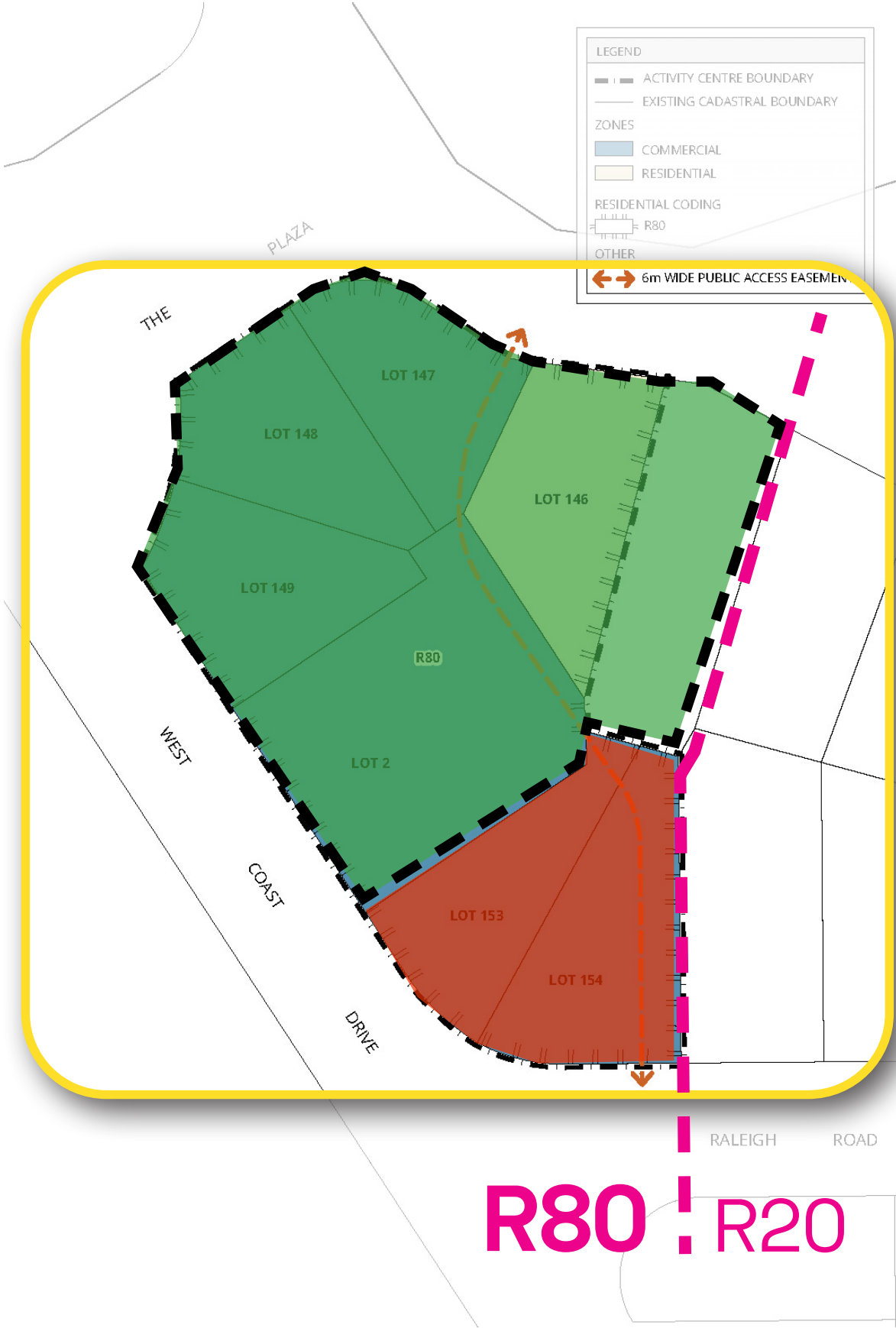




# SORRENTO ACTIVITY CENTRE

...the opportunity the amalgamation and ownership of all remaining SAC and adjacent R80 lots now provides for a more considered outcome.

We are running in parallel with the DA a process with the City of Joondalup to create a new Sorrento Activity Centre Plan.







PRINCIPLE 2\_

# BUILT FORM + SCALE



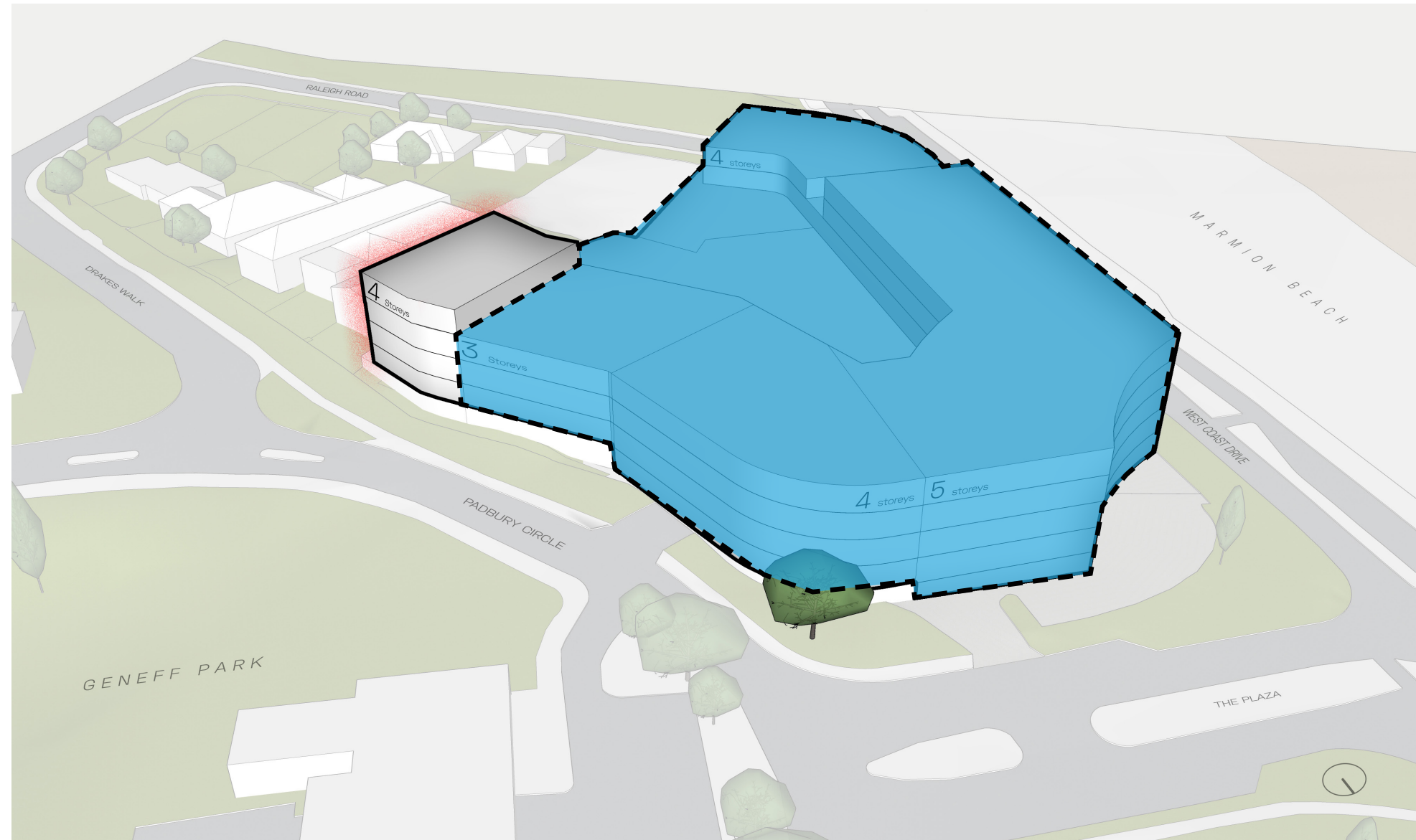
INCORPORATED SPP 7.3 SECTIONS:

- 3.1 Site analysis + design response
- 3.2 Orientation
- 4.10 Facade design



## BUILT FORM+SCALE

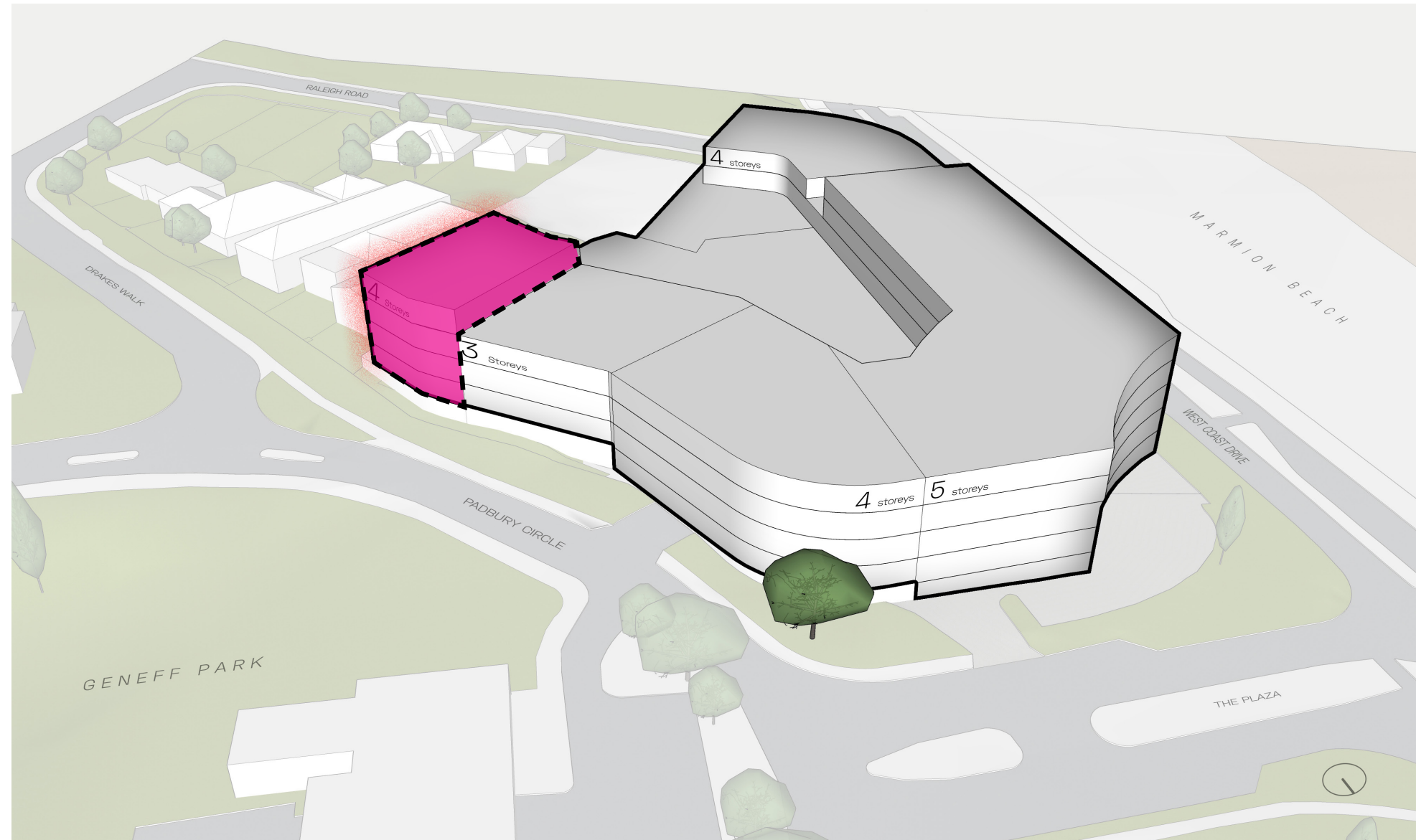
The existing Sorrento Activity Centre Plan's building envelopes indicate building heights of 3, 4 and 5 storeys... with no plot ratio controls





**BUILT FORM+SCALE**

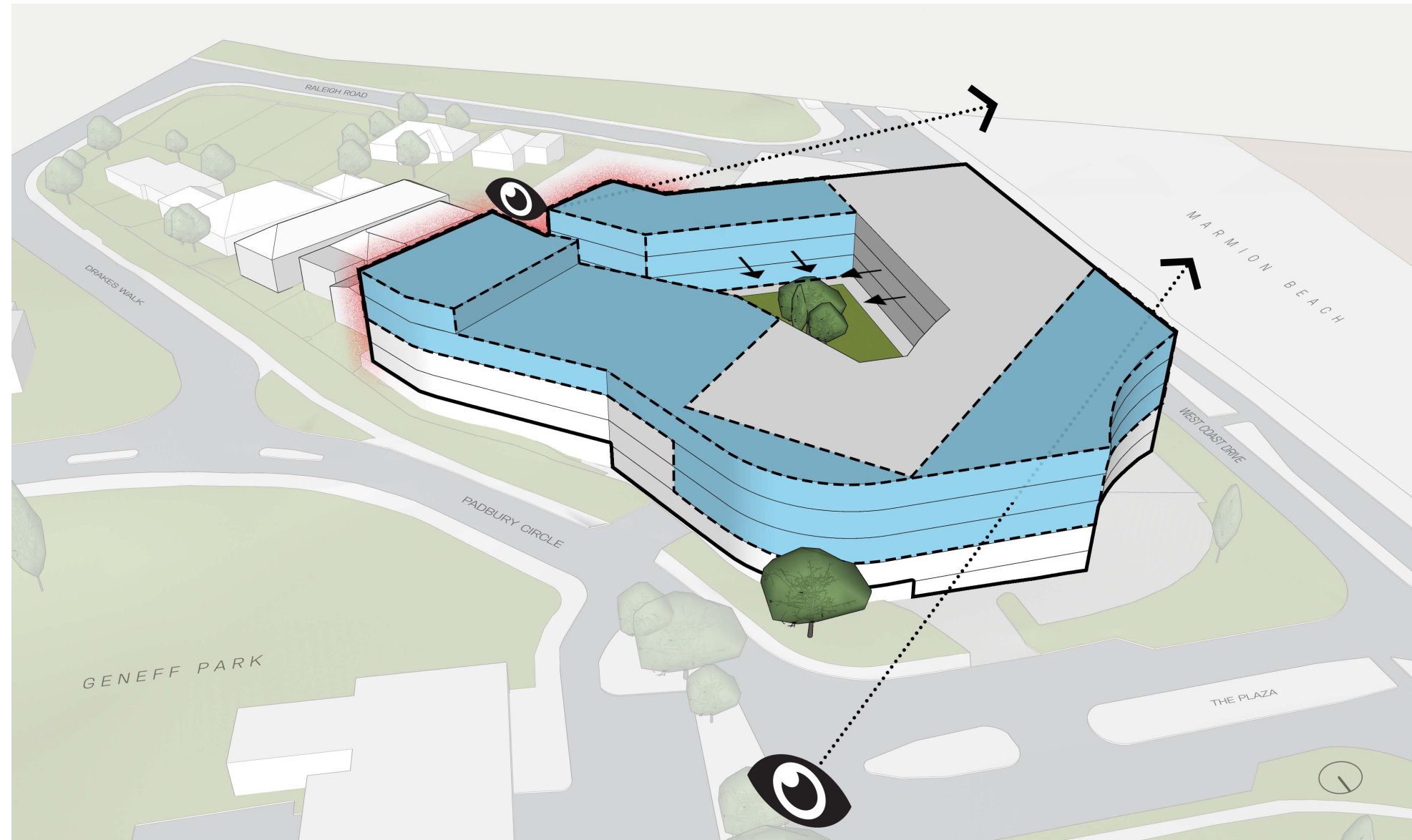
The adjacent R80 site that is currently outside of the SAC building envelope could be developed to 4 stories under the R-codes





## BUILT FORM+SCALE

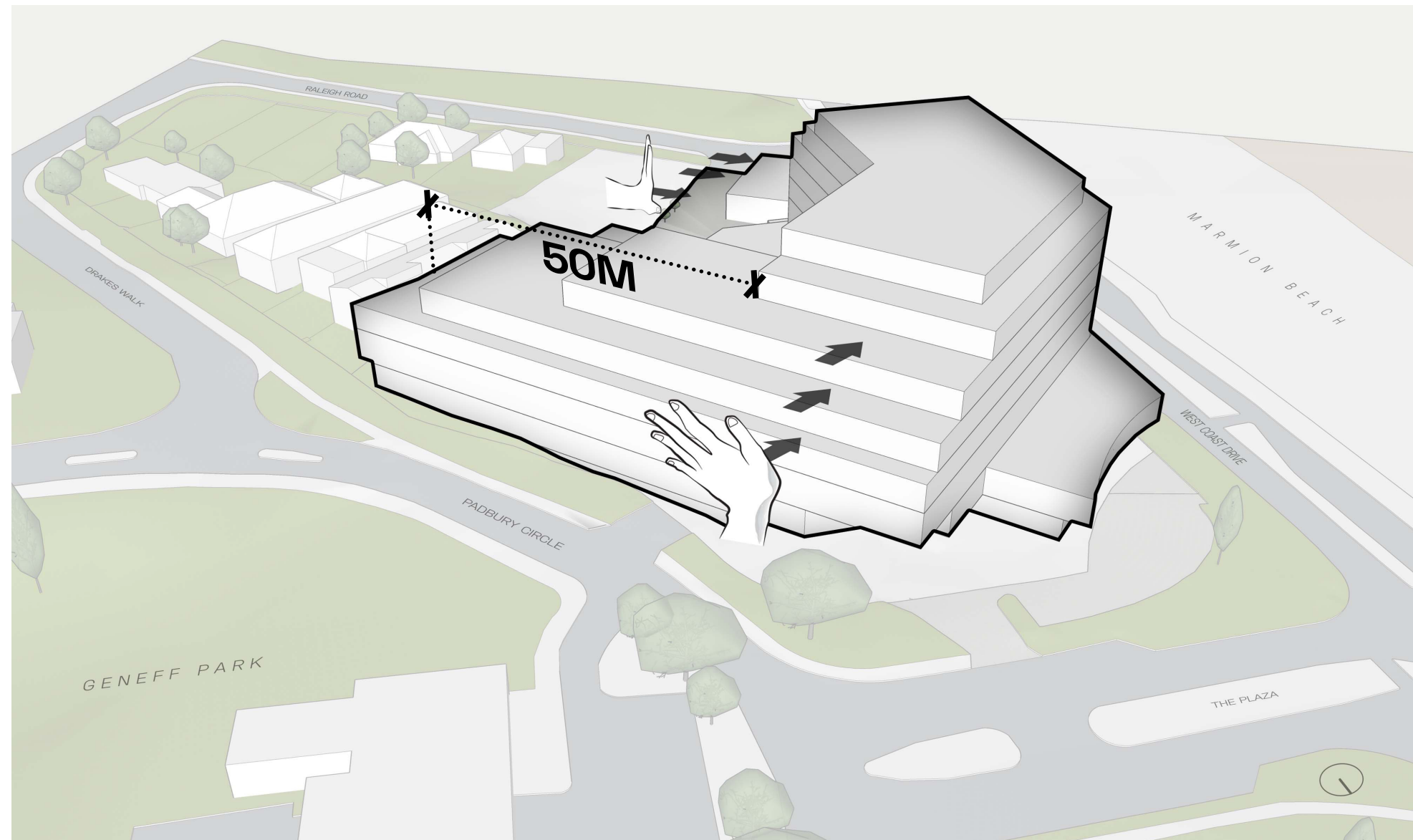
...where could it make sense to reduce height and increase setbacks to reduce bulk and maintain existing sightlines to the ocean?





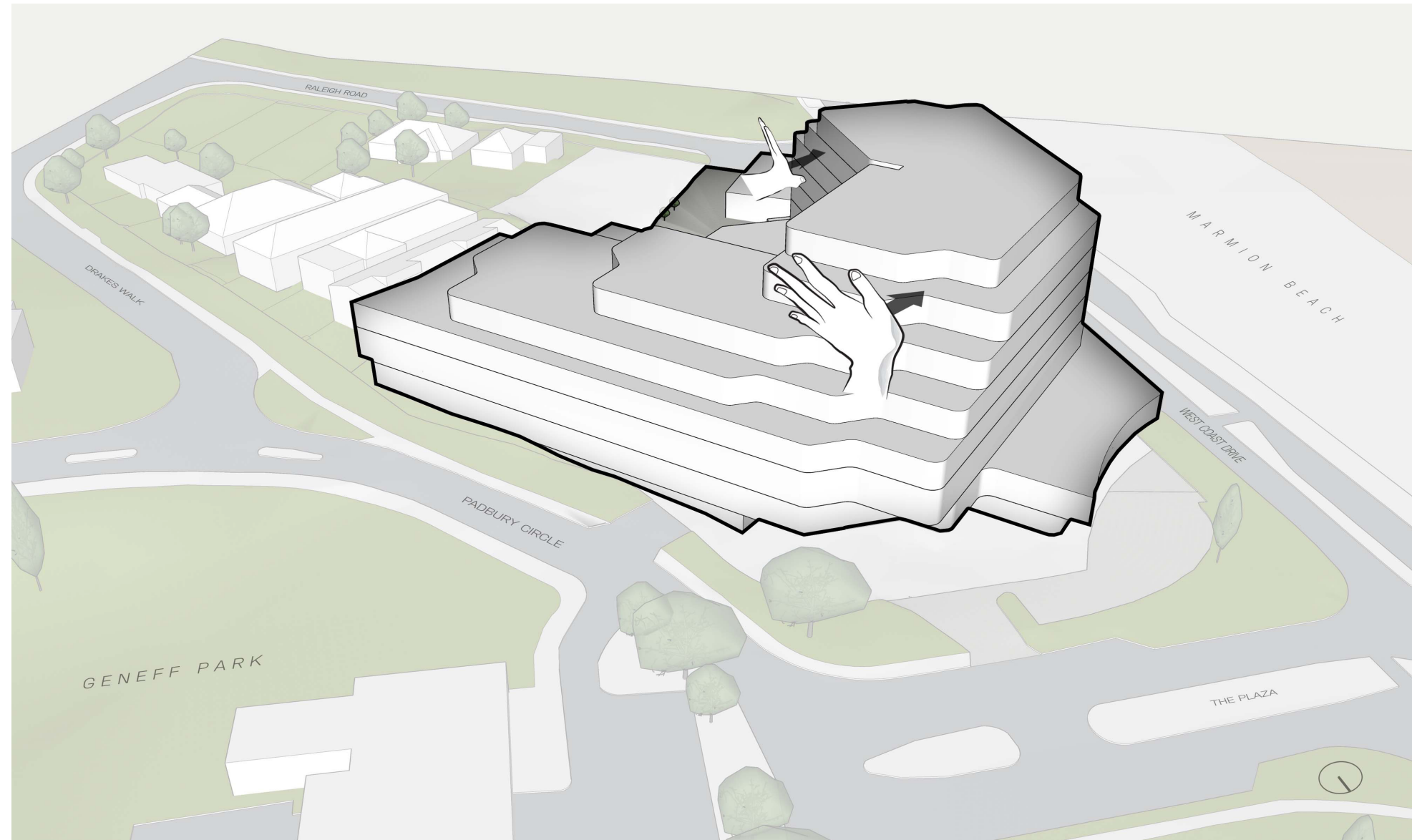
## BUILT FORM+SCALE

...we believe we should push the bulk of the building towards West Coast drive and the street corner...





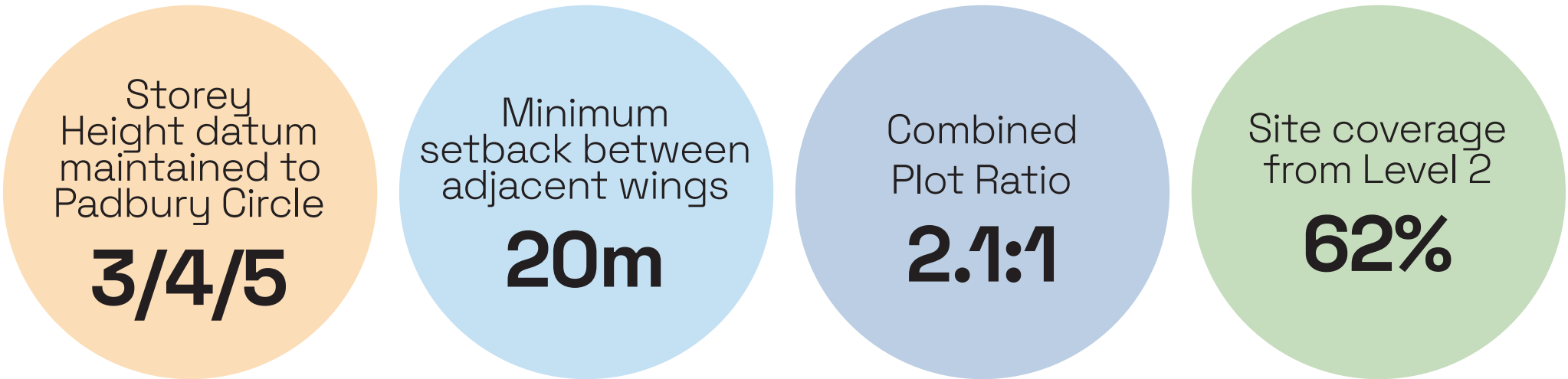
...stepping the  
building away  
with a sympathetic  
height transition  
to the adjacent  
neighbours...





BUILT FORM+SCALE SUMMARY

Key Built Form Figures:





3 storey height datum  
along Padbury Circle  
plugs into scale of  
existing neighbours







Entry lobbies and  
Apartments sleeve  
parking at Ground  
Level

Upper levels recede  
away from park  
and lower scaled  
neighbours





Low rise sculptural  
podium creates  
windbreak for public  
space









North Facing and  
wind protected public  
alresco plaza

F & B Tenancy





Dense native planting  
to boundary and  
verge





Top floor significantly setback from West Coast Drive boundary

Variation of setbacks to create dynamic facade





Extensive sun and  
wind screening to  
West and South West



Extensive sun and  
wind screening to  
West and South West





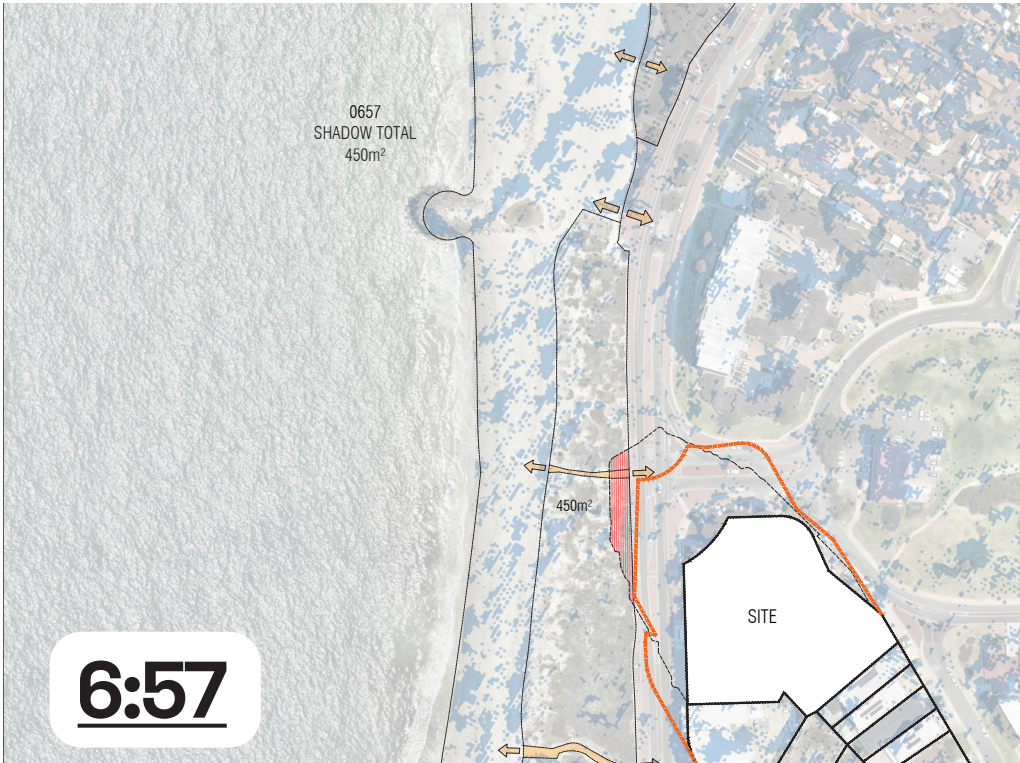
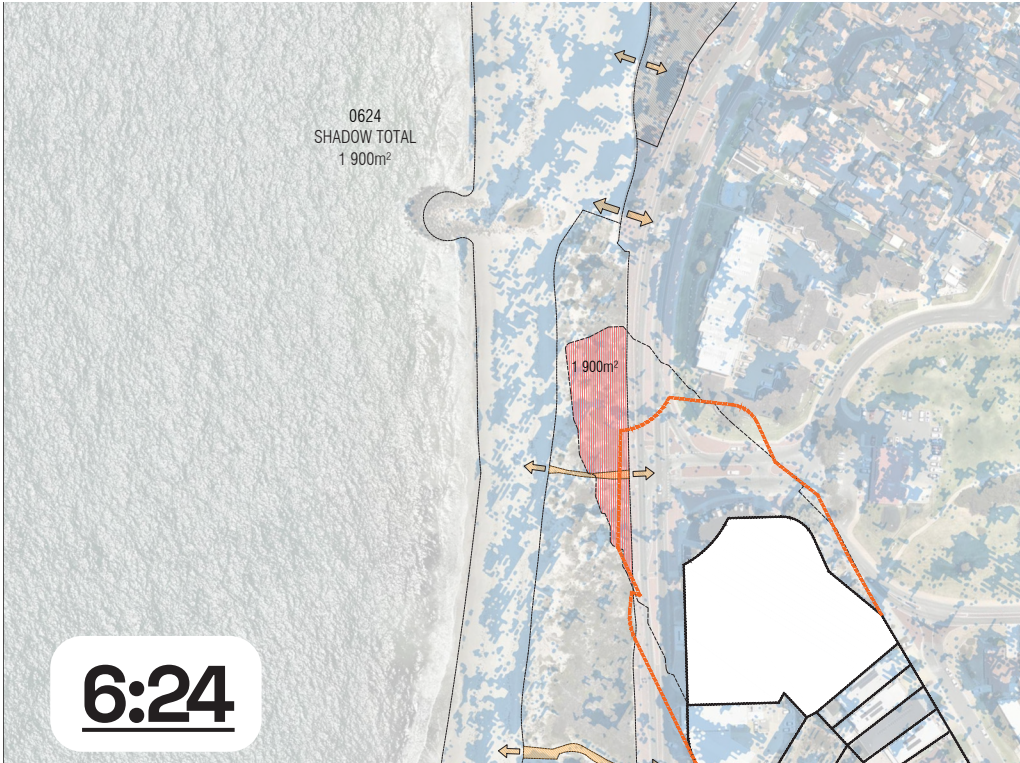
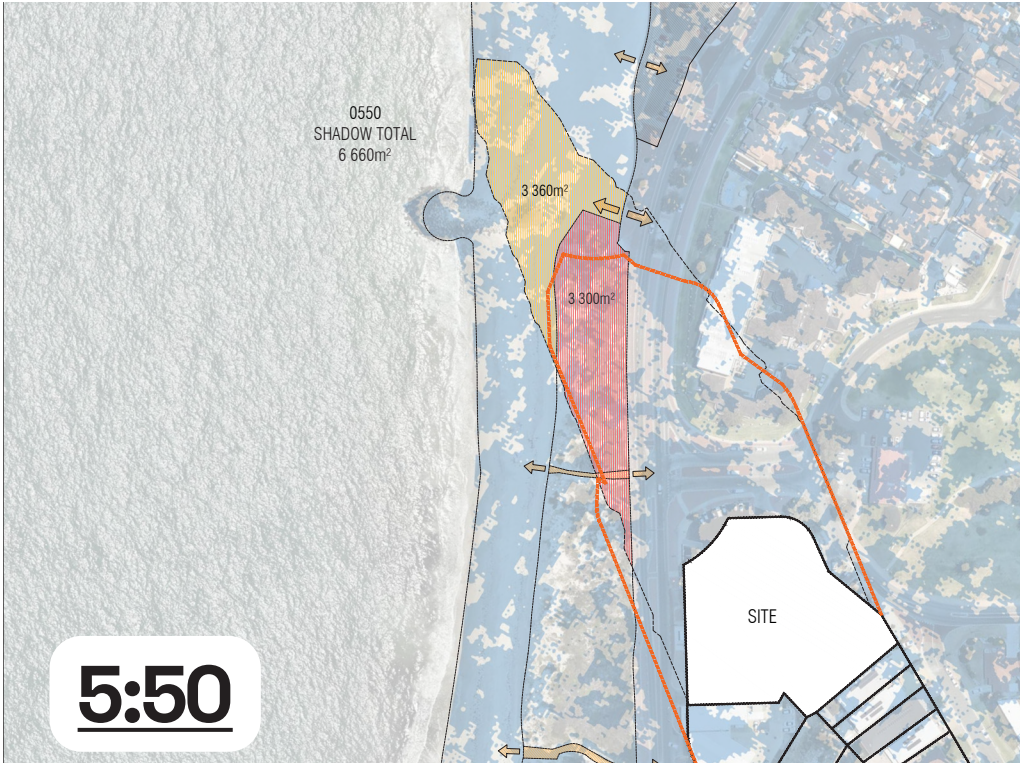


Continuous operable  
commercial frontages  
and lobbies to  
Ground Level



# OVERSHADOWING

Summer solstice (21.12) Overshadowing calculations between 0550 - 0730



...During the summer solstice, Marmion Beach is **free from shadow by 6:20am** with the bulk of shadow occurring over a **10 minutes window** between 0550 and 0600...



# OVERSHADOWING

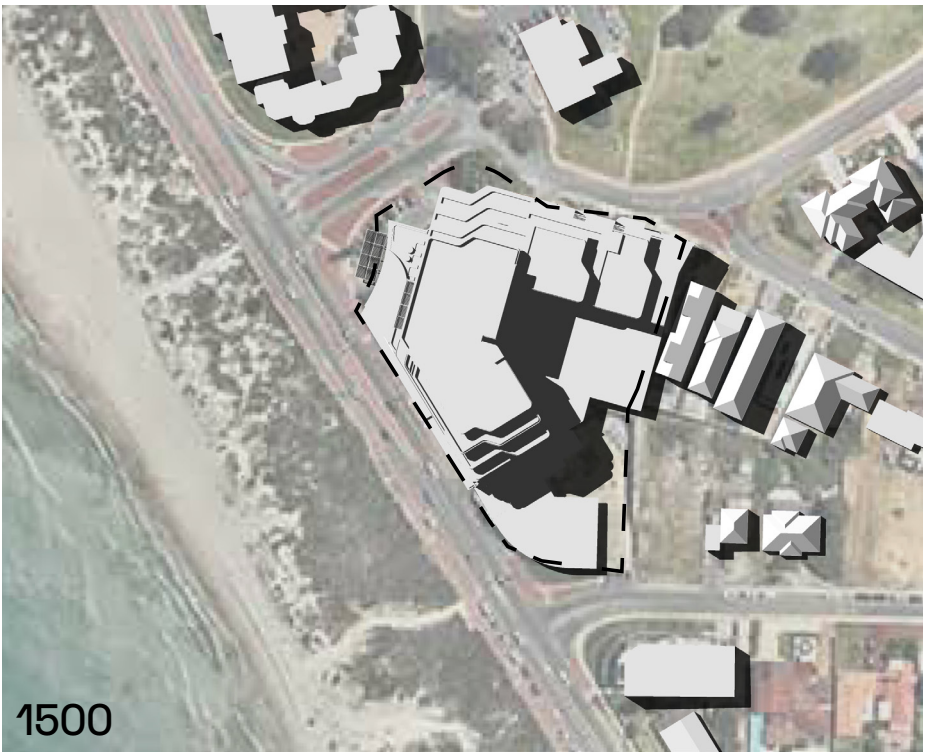
## Summer solstice (21.12) Overshadowing Diagrams





# OVERSHADOWING

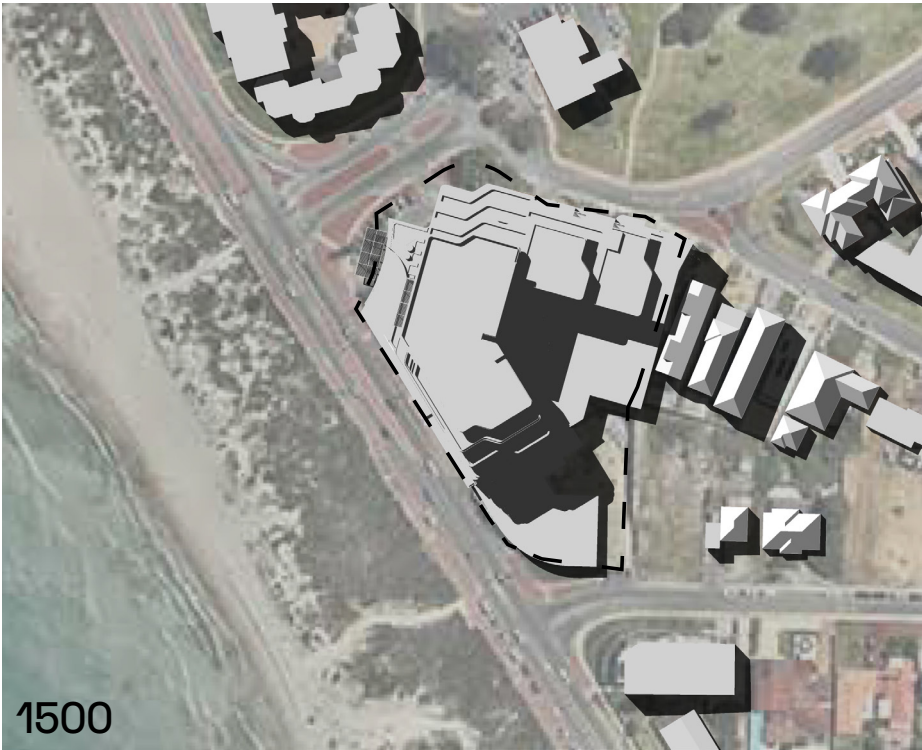
## October Shoulder (21.10) Overshadowing Diagrams





# OVERSHADOWING

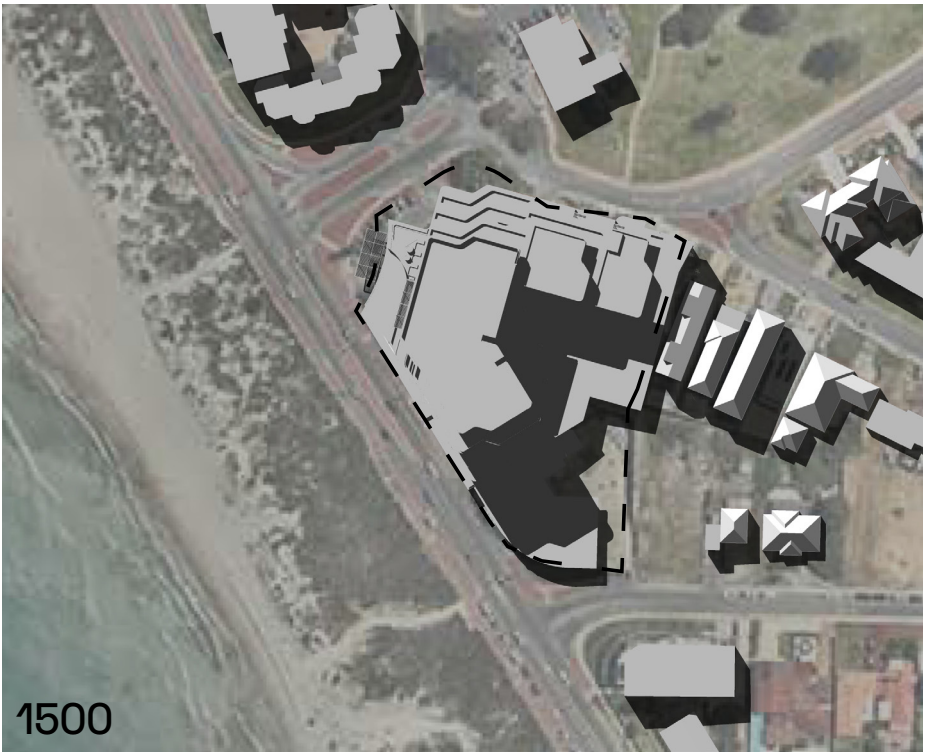
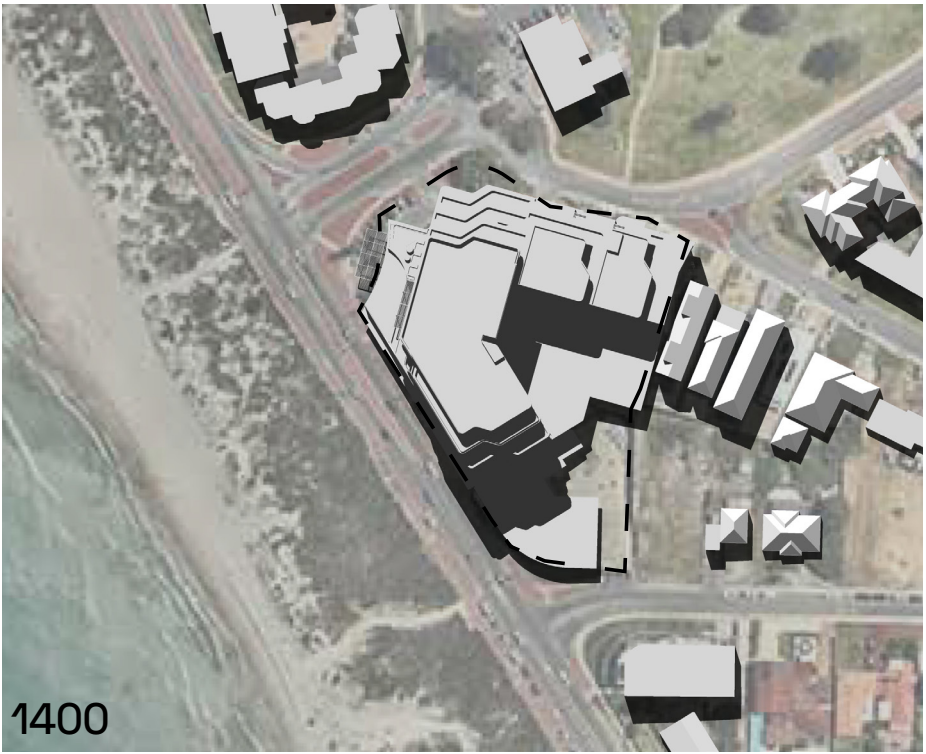
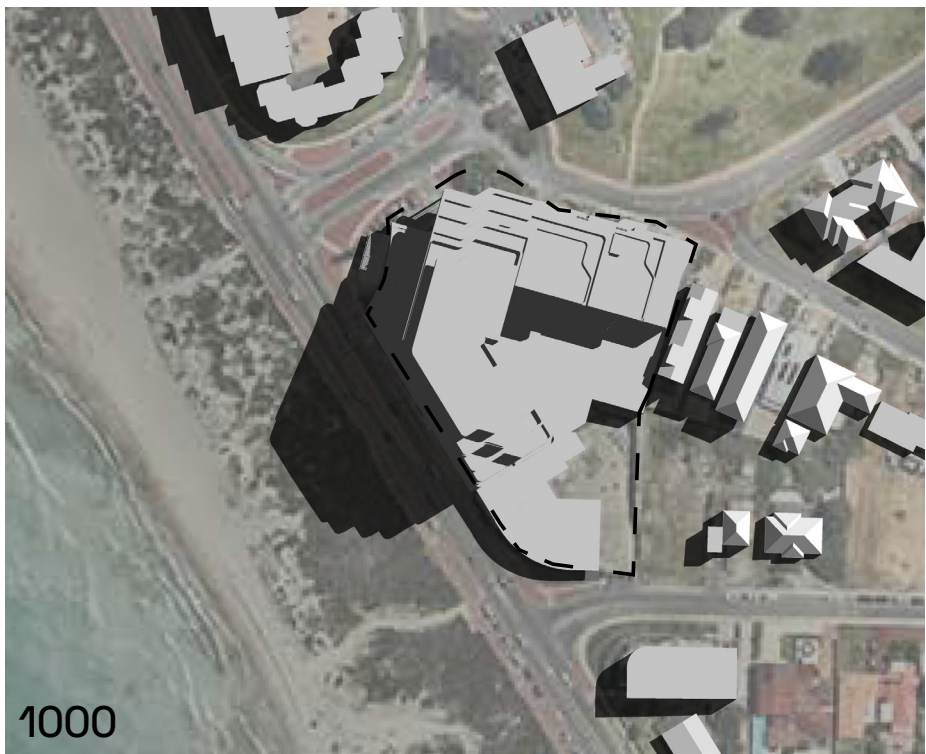
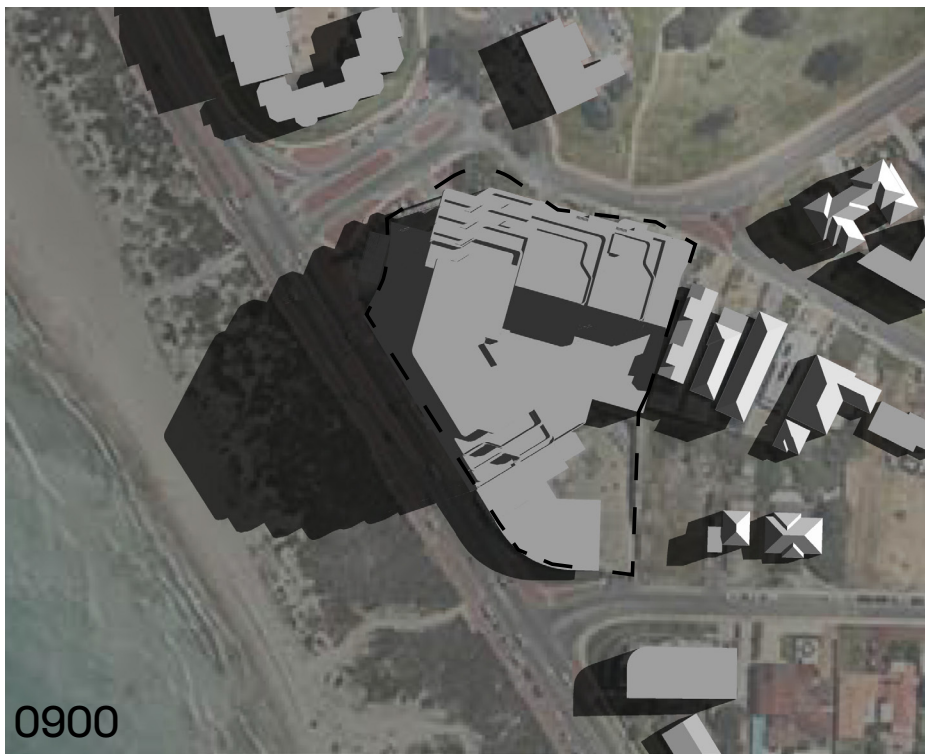
## September shoulder (21.09) Overshadowing Diagrams





# OVERSHADOWING

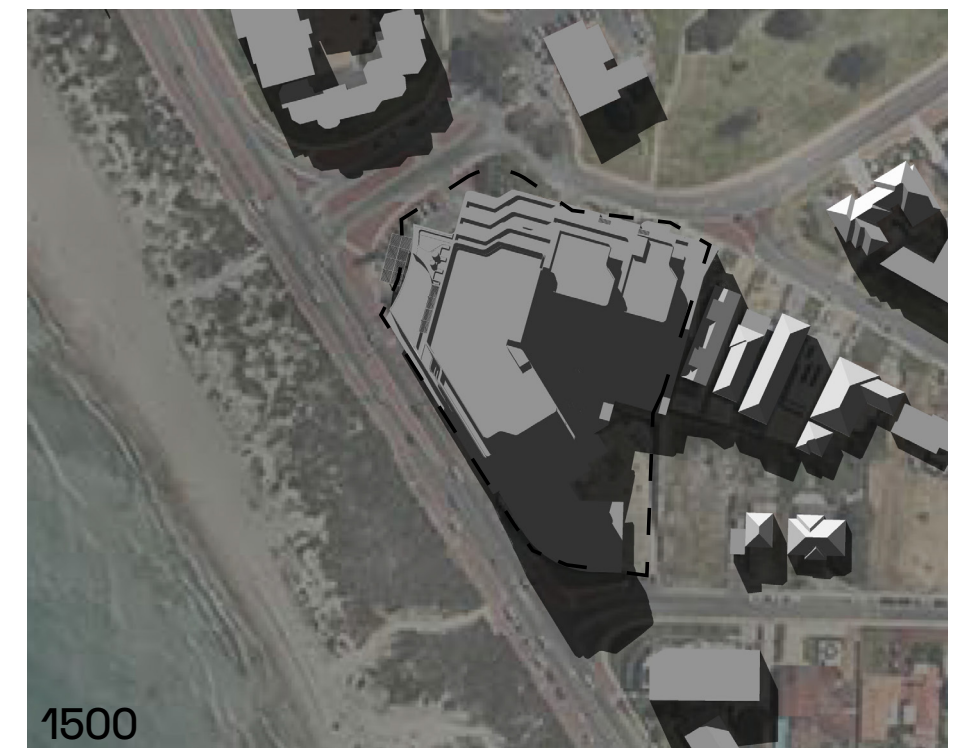
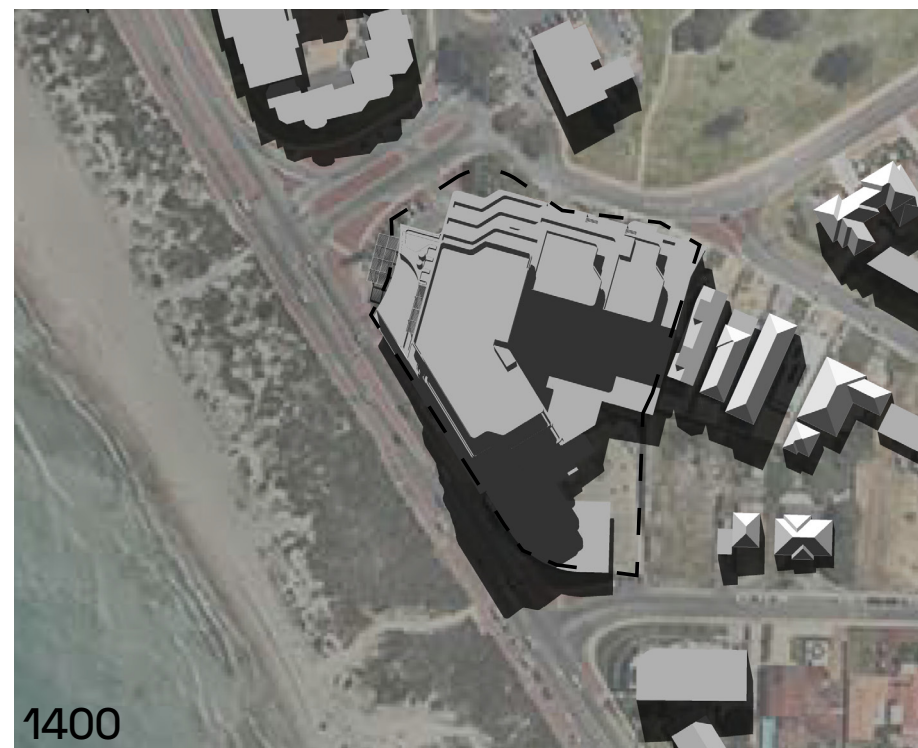
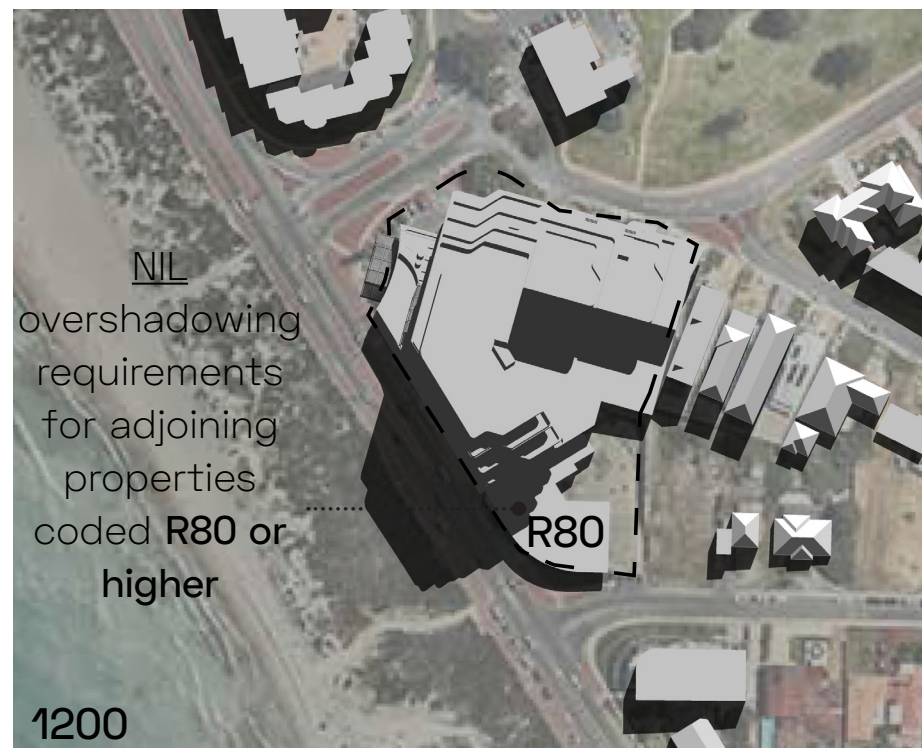
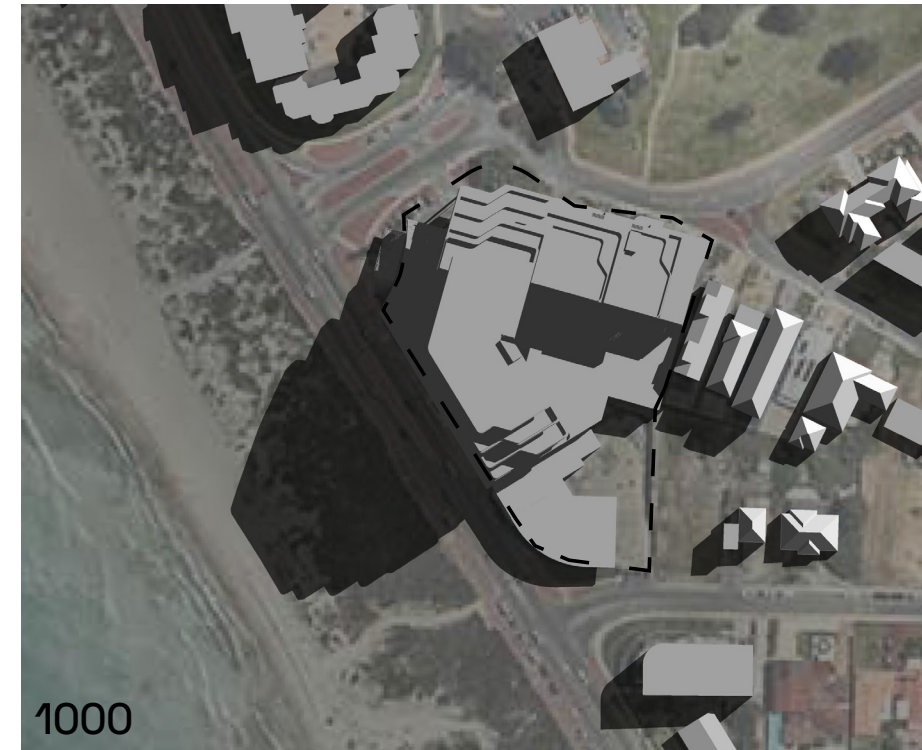
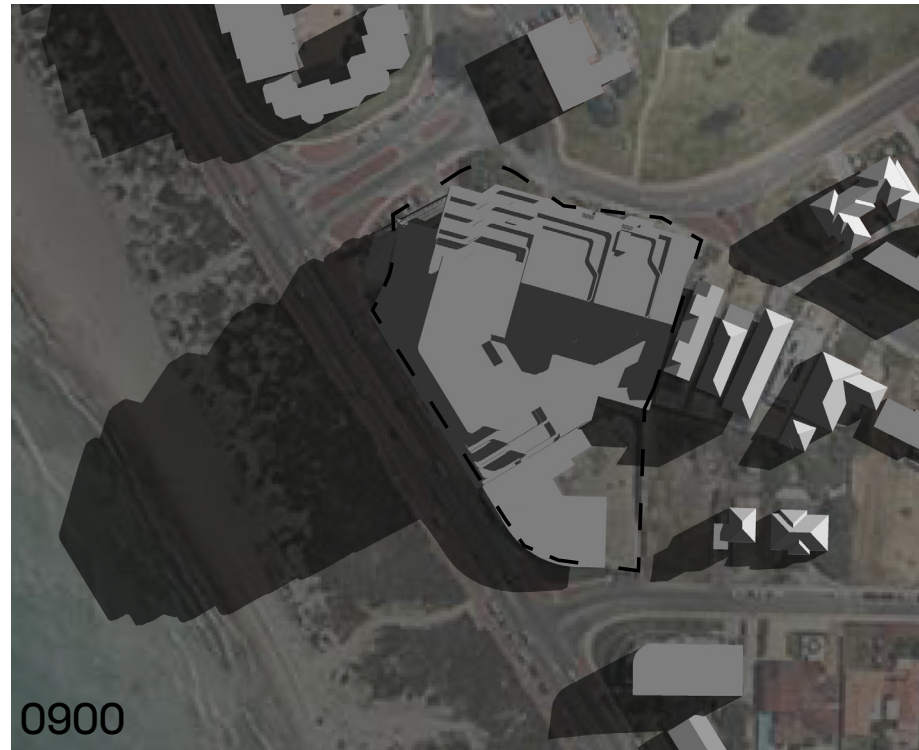
August Shoulder (21.08) Overshadowing Diagrams





# OVERSHADOWING

...between 9am and 3pm on the **21st of June**, no overshadowing occurs to neighbouring sites zoned less than R80, **meeting SPP7.3 requirements...**

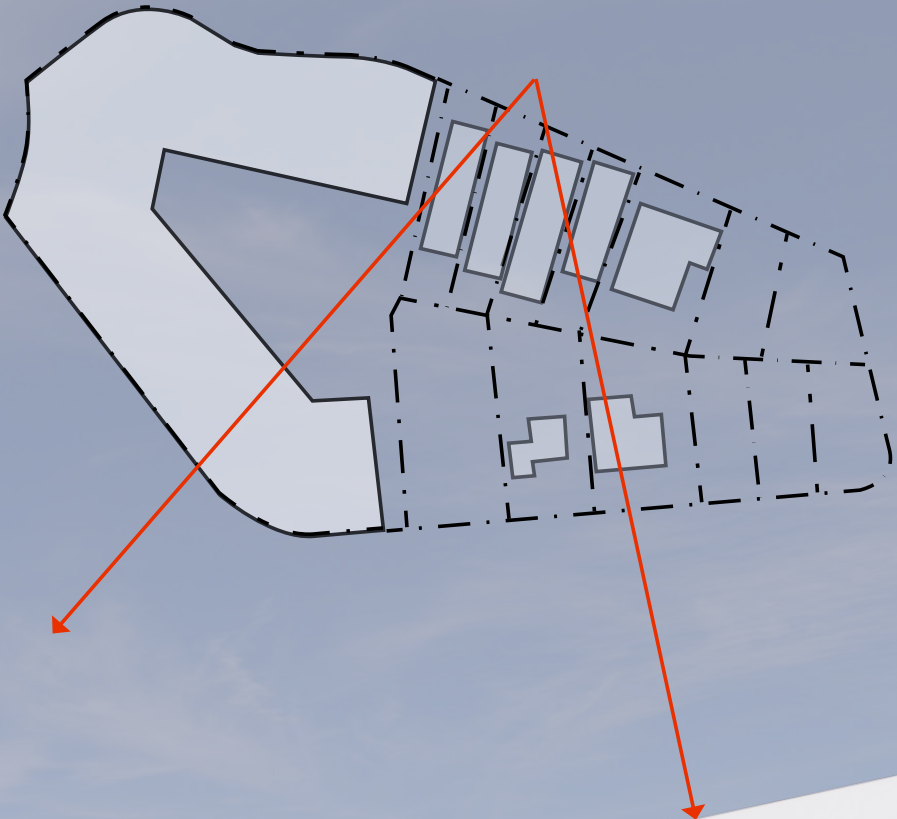




# SIGHTLINES

**Drakes Walk** Looking West

...Unlike with the existing Sorrento Activity Centre Structure Plan...



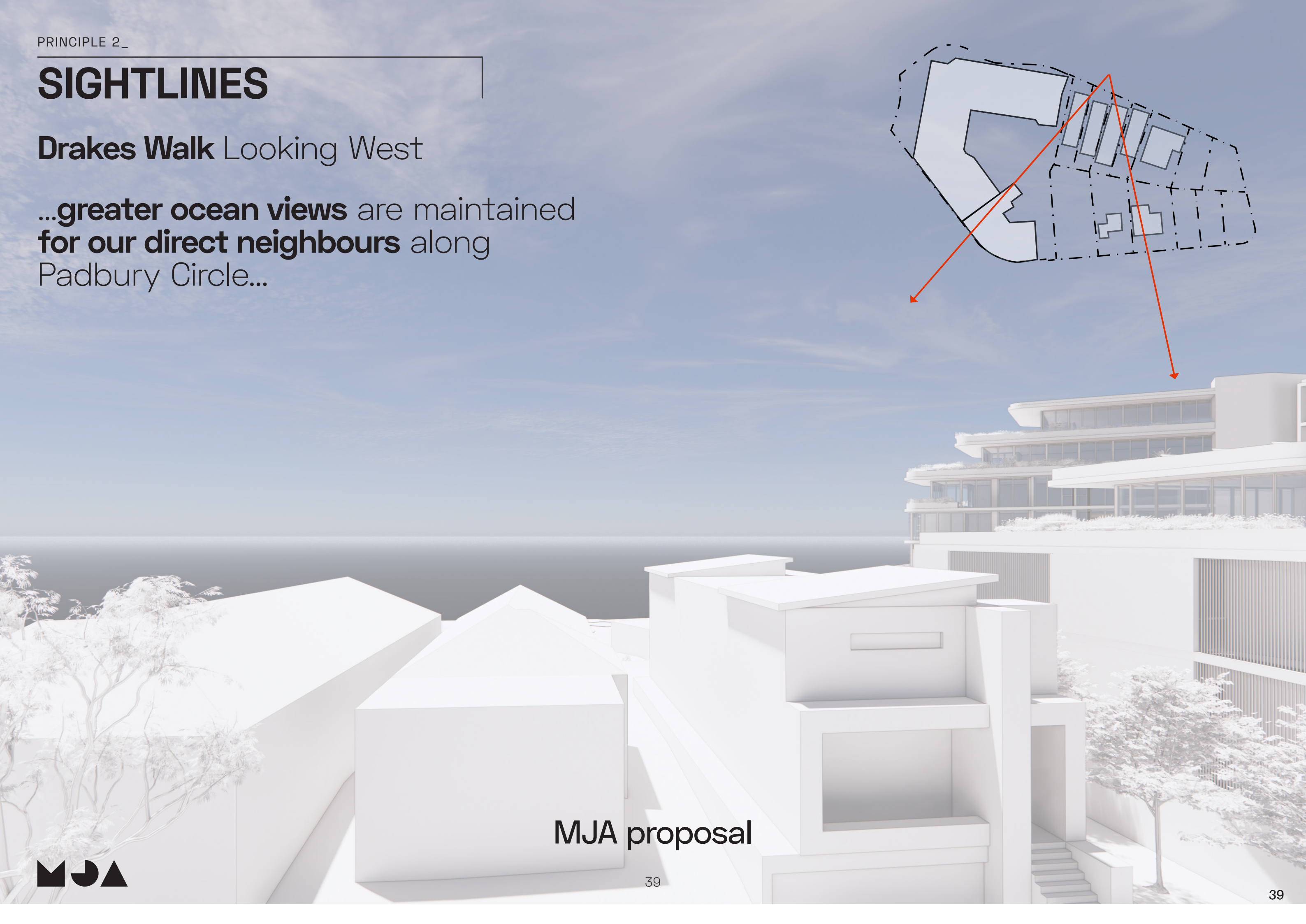
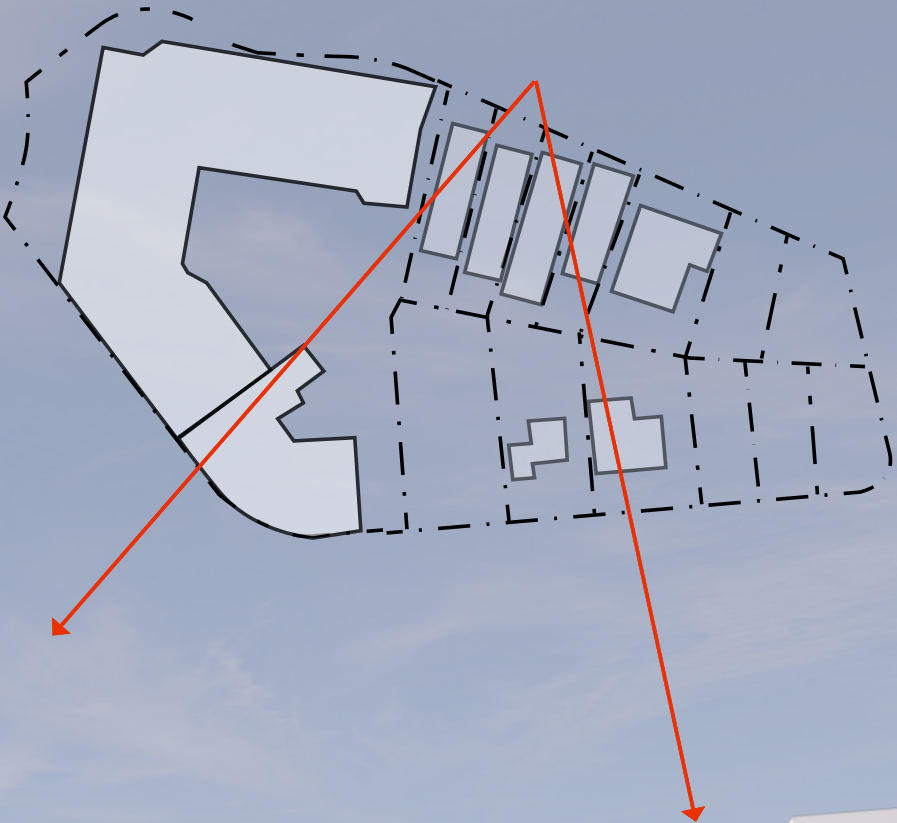
existing SACP proposal



# SIGHTLINES

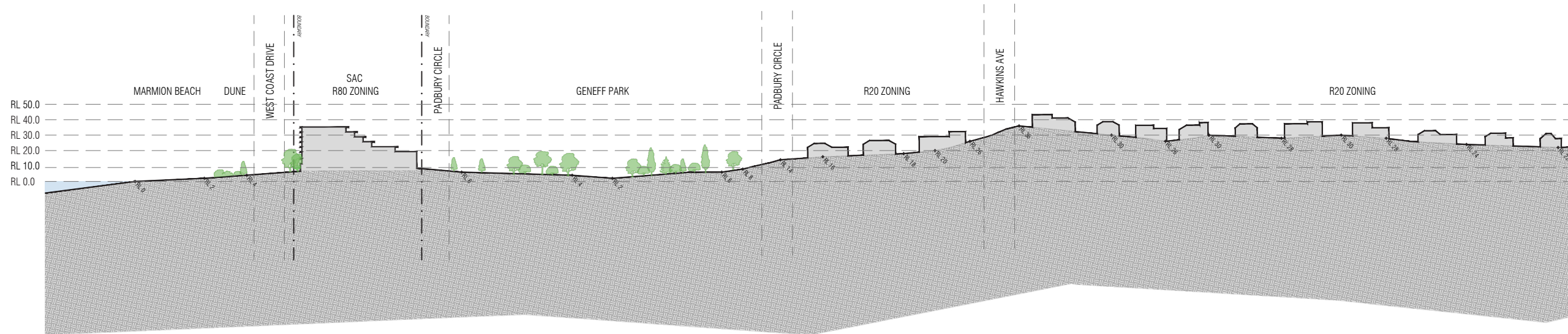
**Drakes Walk** Looking West

**...greater ocean views** are maintained  
**for our direct neighbours** along  
Padbury Circle...

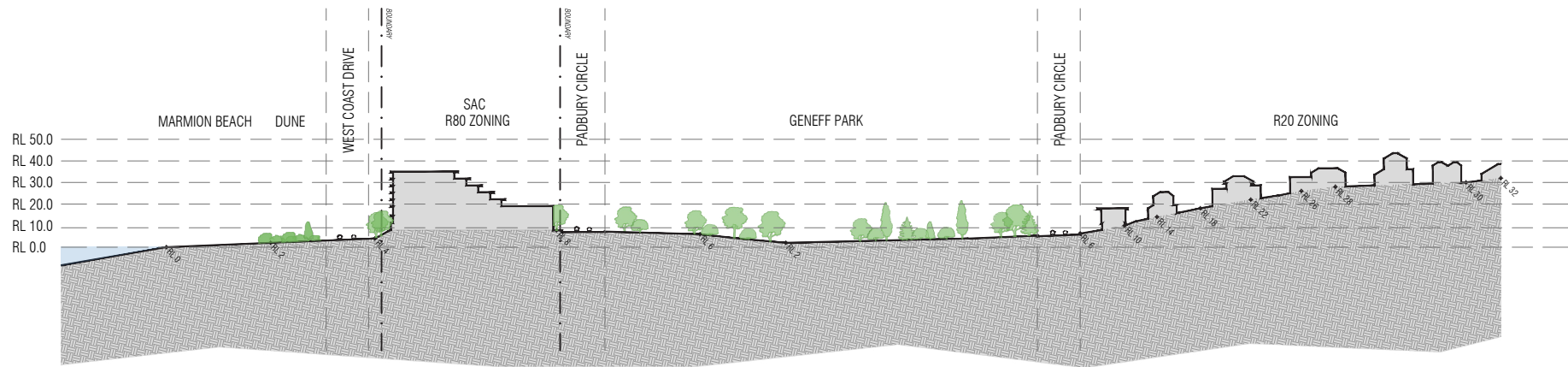




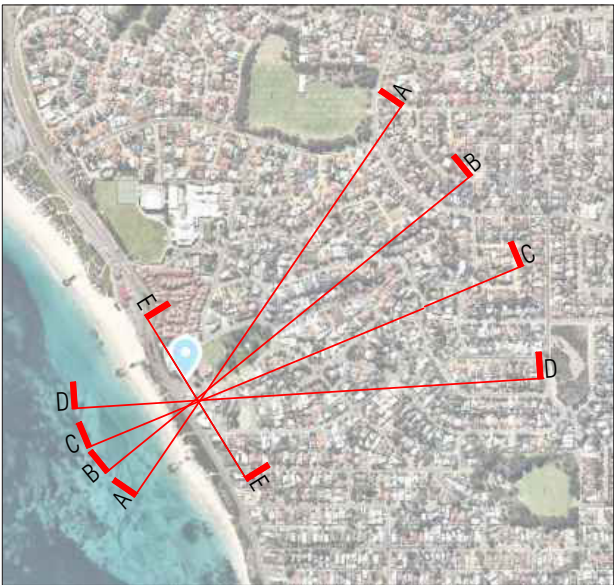
# CROSS SECTIONAL STUDIES



SECTION AA

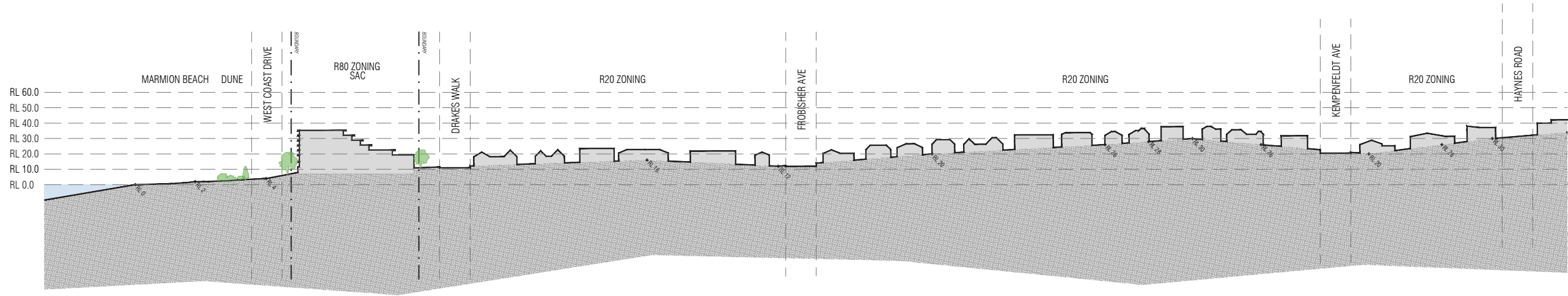


SECTION BB

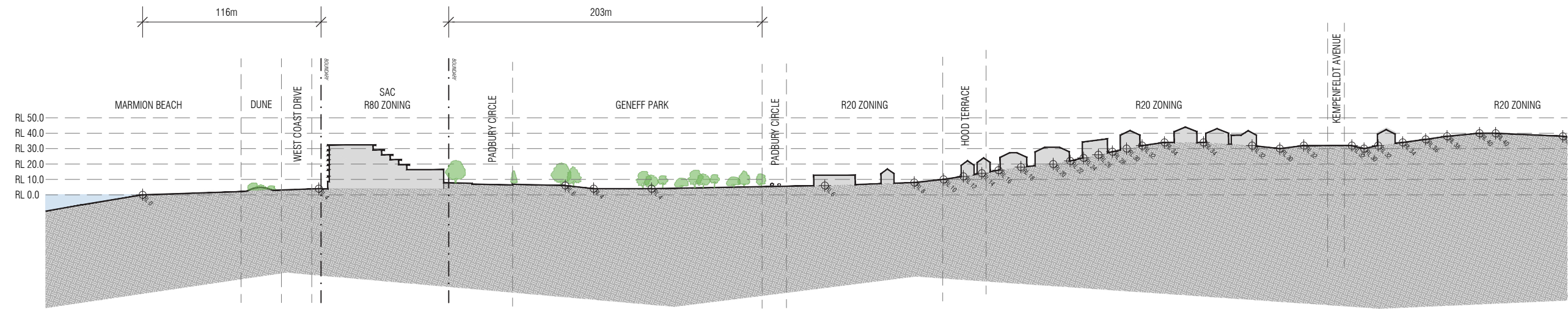




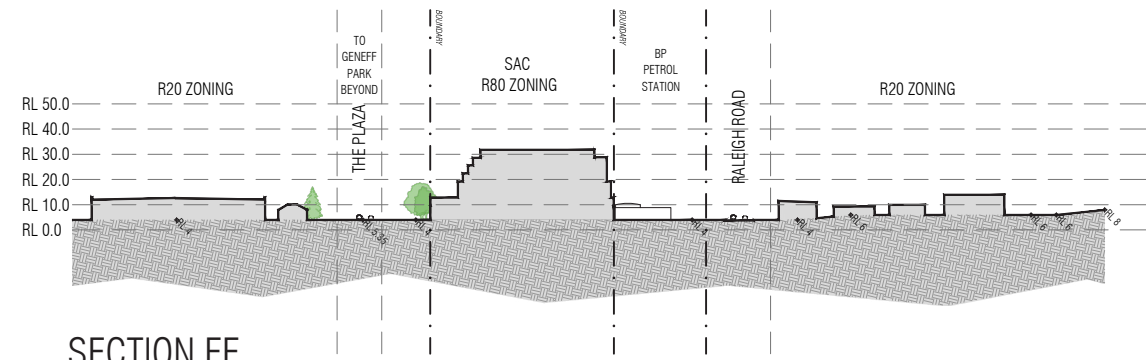
# CROSS SECTIONAL STUDIES



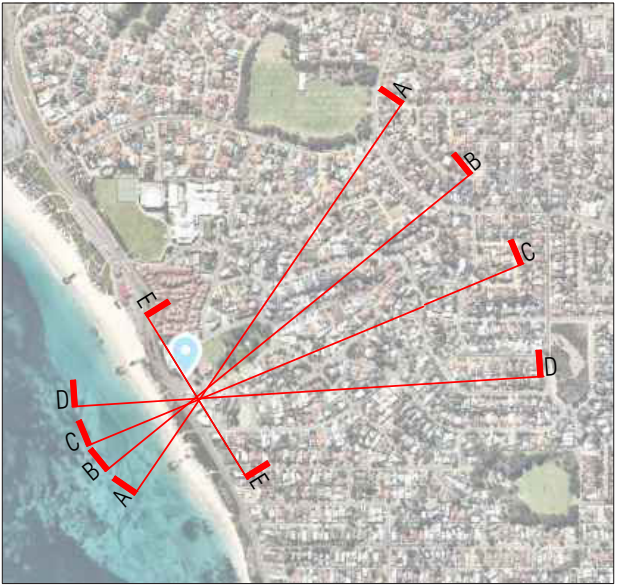
SECTION CC



SECTION DD



SECTION EE





# SIGHTLINES

Hillarys Boat Harbour Looking South-East



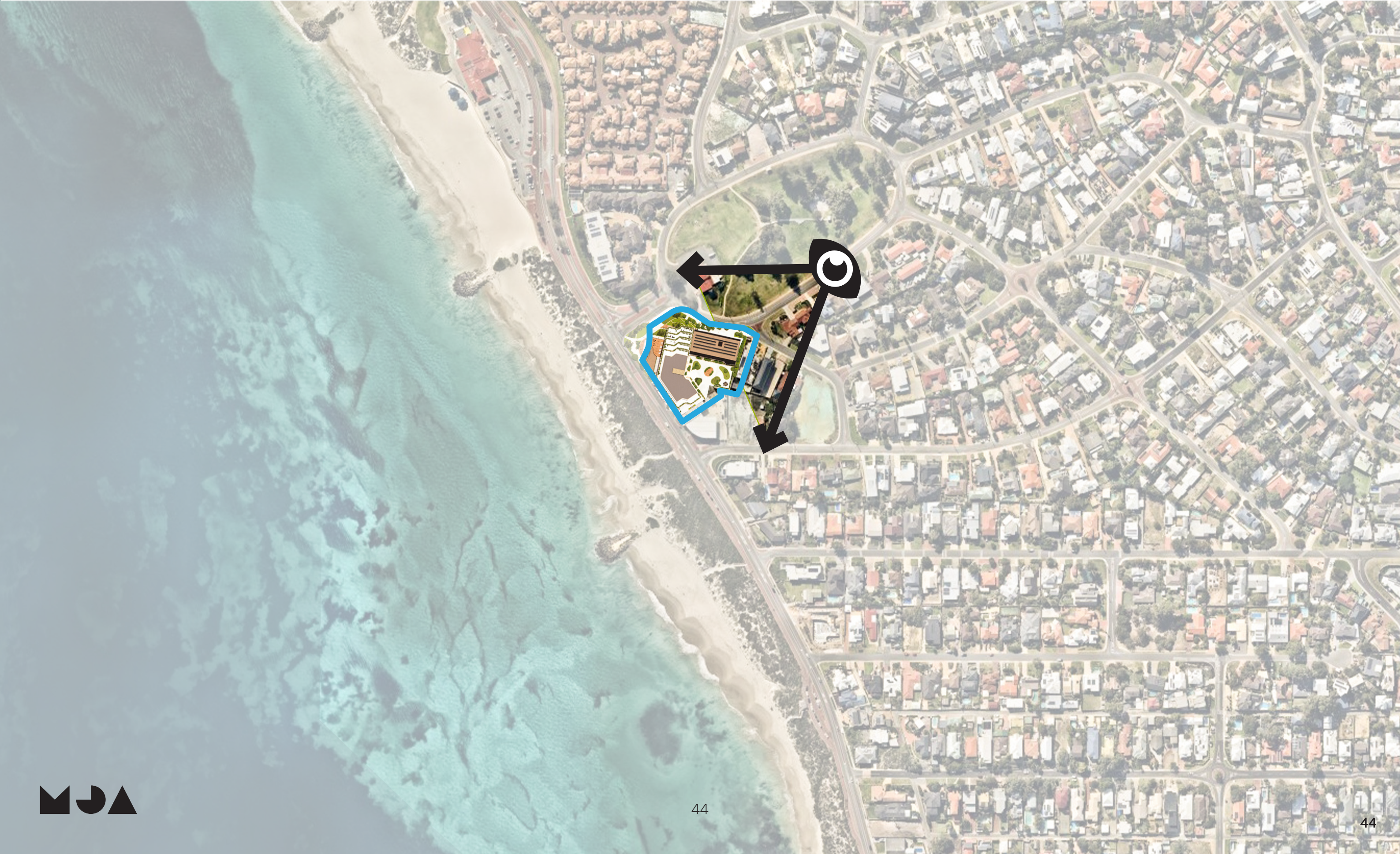






# SIGHTLINES

Padbury Circle Looking West



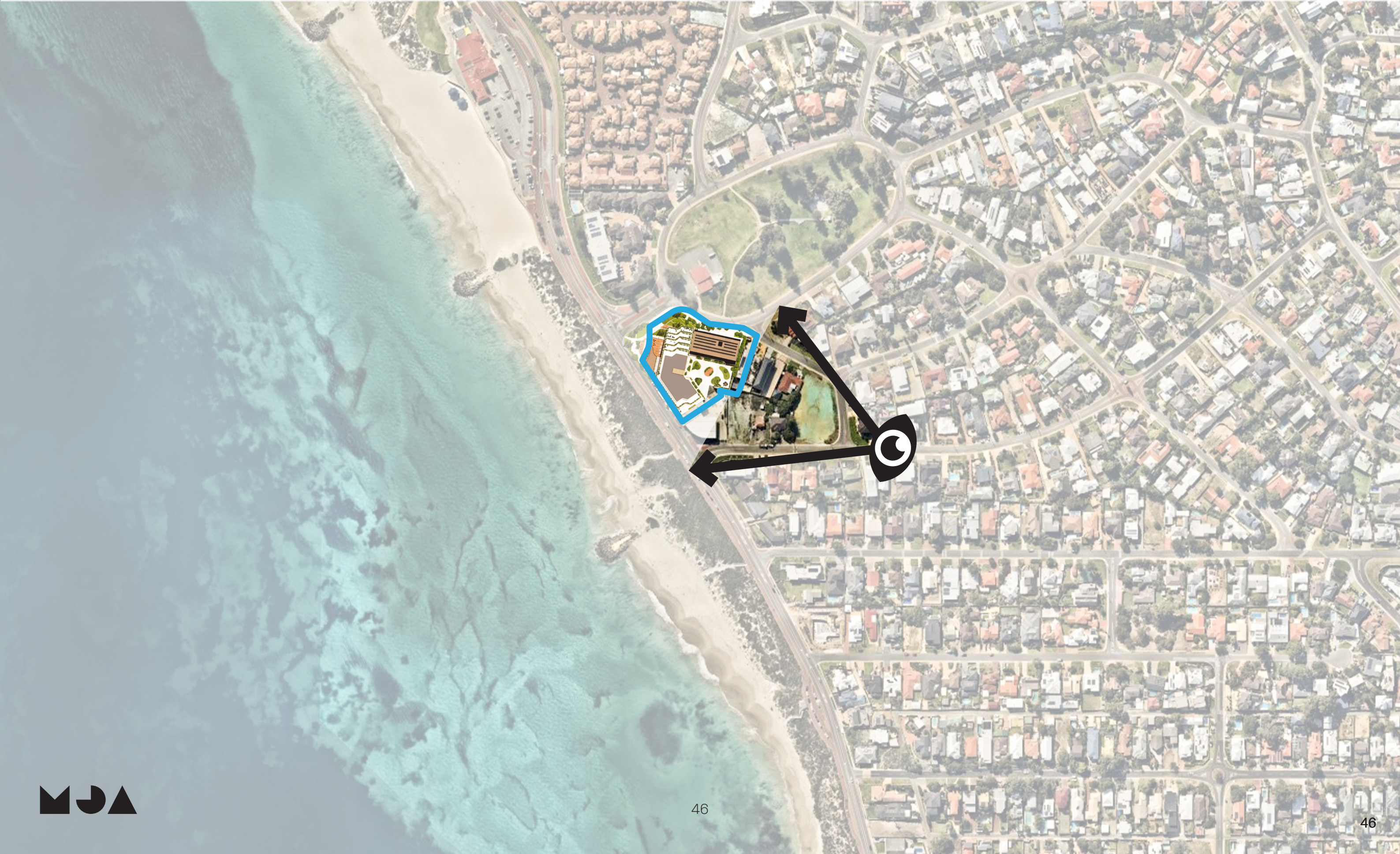






# SIGHTLINES

Raleigh Road Looking North-West



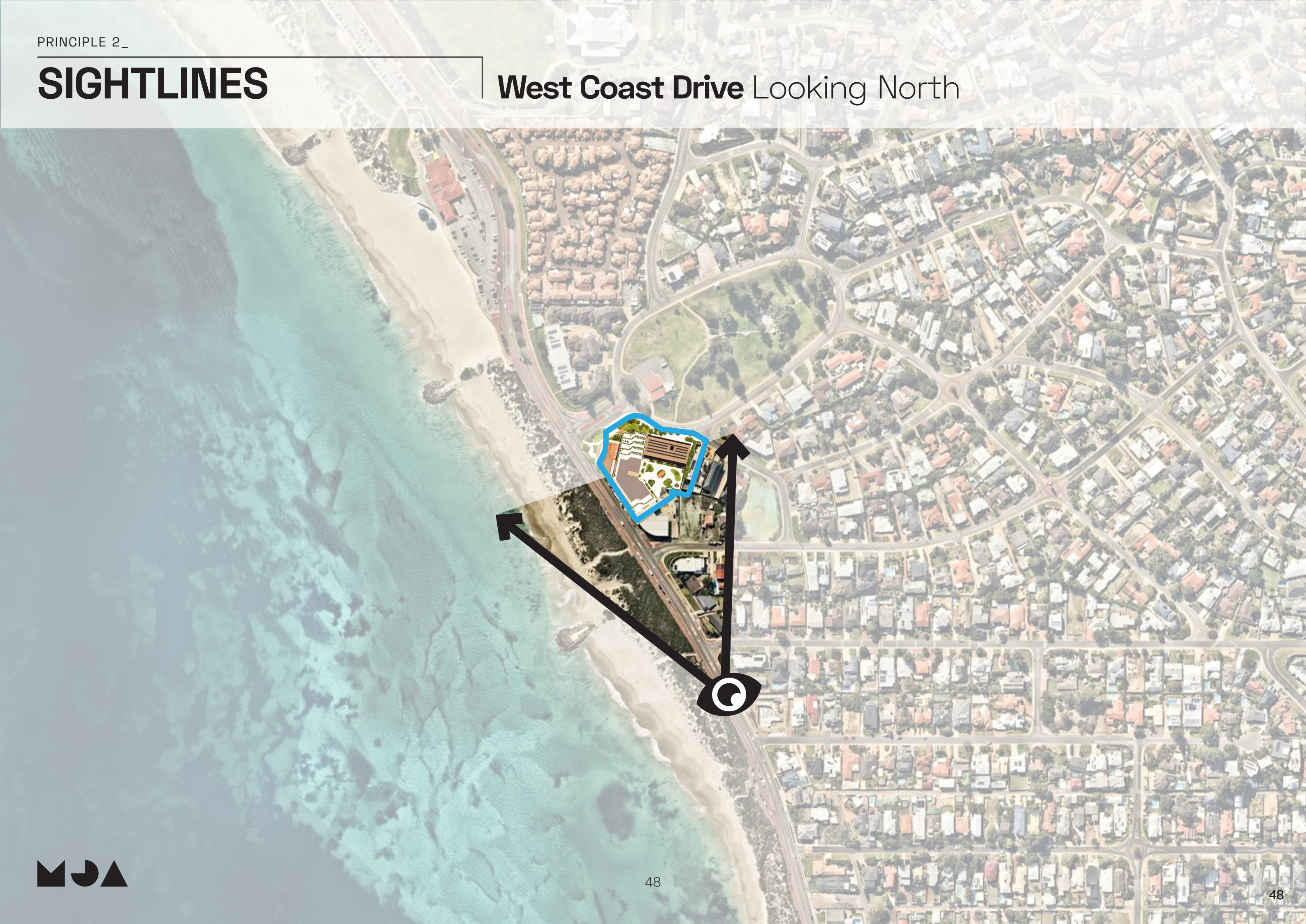






# SIGHTLINES

West Coast Drive Looking North











PRINCIPLE 3\_

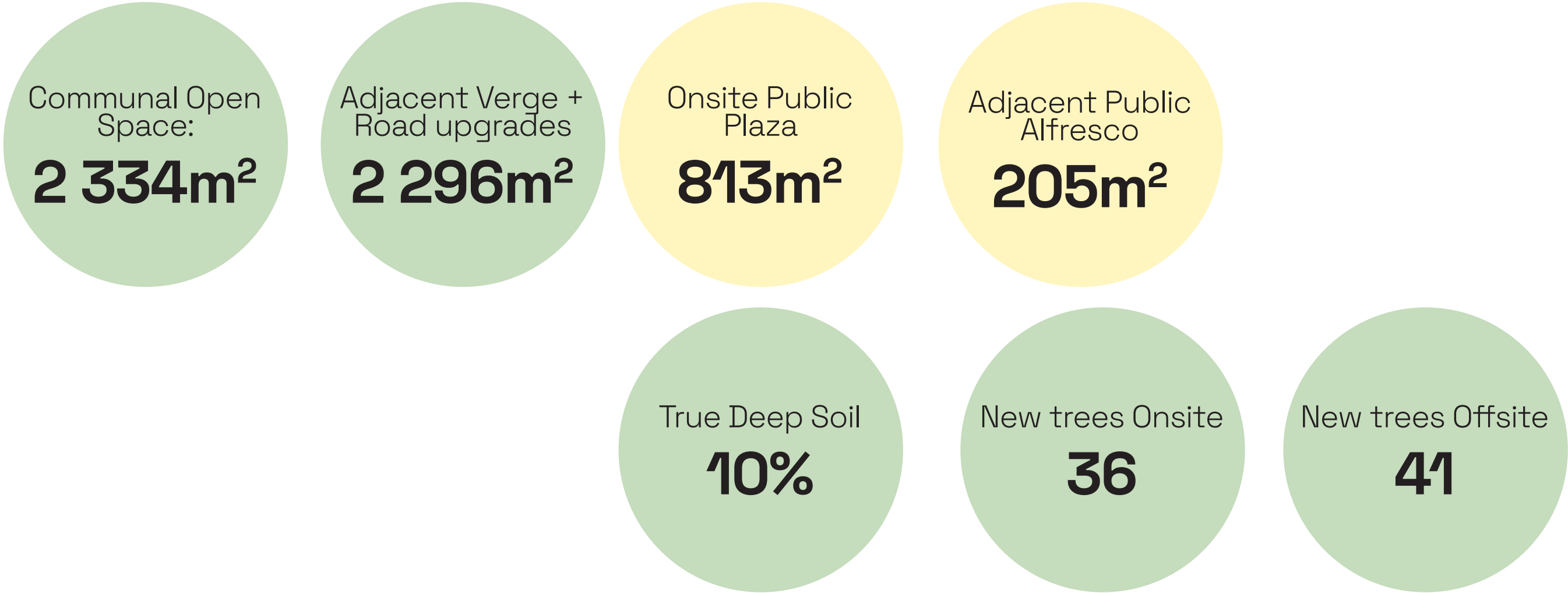
# LANDSCAPE QUALITY





LANDSCAPE QUALITY

Key Landscape Figures:





# Deep Soil Plan

Given the highly urban context of the development a 'hybrid' approach has been taken to achieving the provision of landscape amenity. The landscape design consists of deep soil zones and planting on structure (As defined in DesignWA) to create a landscape approach which is respectful of the surrounding urban context and architectural form.

The table below summaries the extent of landscaping provided across the various levels of the building.

Lot Area: 5,780m2

Deep Soil Requirement (10%): **578m<sup>2</sup>**

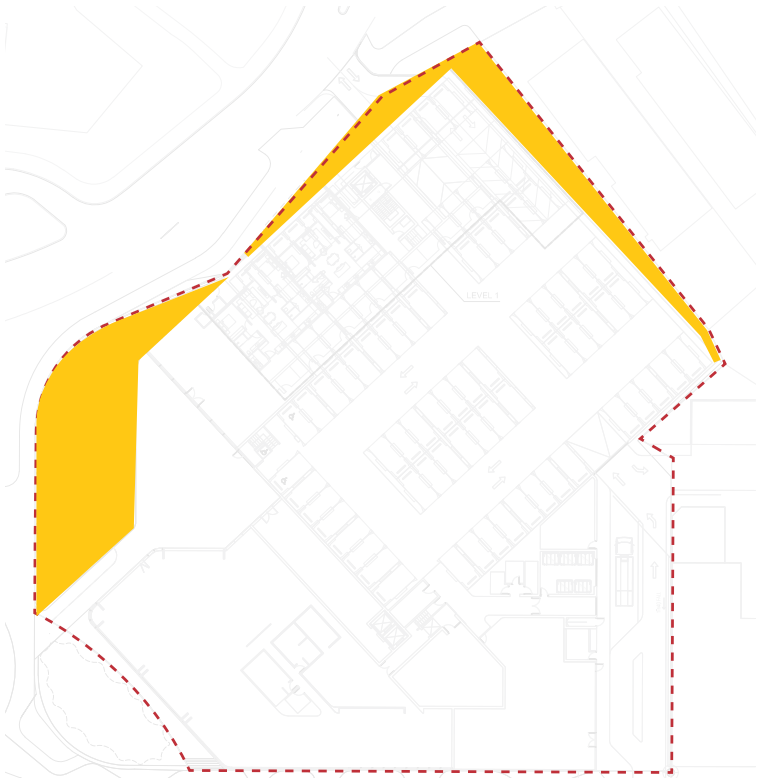
Level	MEETING REQUIREMENT		EXCEEDING REQUIREMENT
	Deep Soil (m2)	Deep Soil on Structure*	Deep Soil on Structure **
Ground Level	610	0	0
Level 2 Podium	0	0	480
Level 4	0	0	38
Level 5	0	0	38
Level 6	0	0	38
Level 7	0	0	38
Level 8	0	0	76
Subtotal	610	0	708
DSA TOTAL	610m <sup>2</sup>		708m <sup>2</sup>

\* Deep Soil Equivalent on structure in lieu of deep soil (Item 1). Counted at 50%

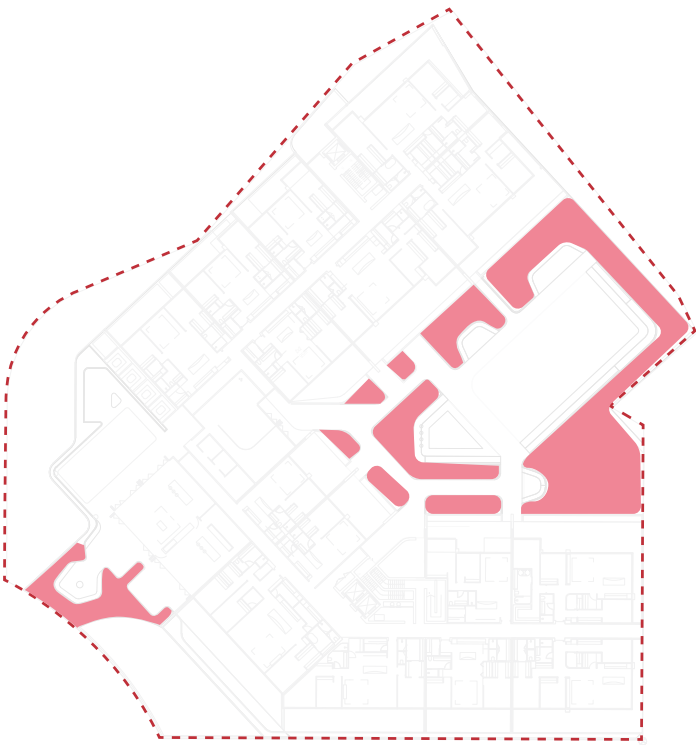
\*\* Deep Soil Equivalent on structure in lieu of deep soil Counted at 100%

## Legend

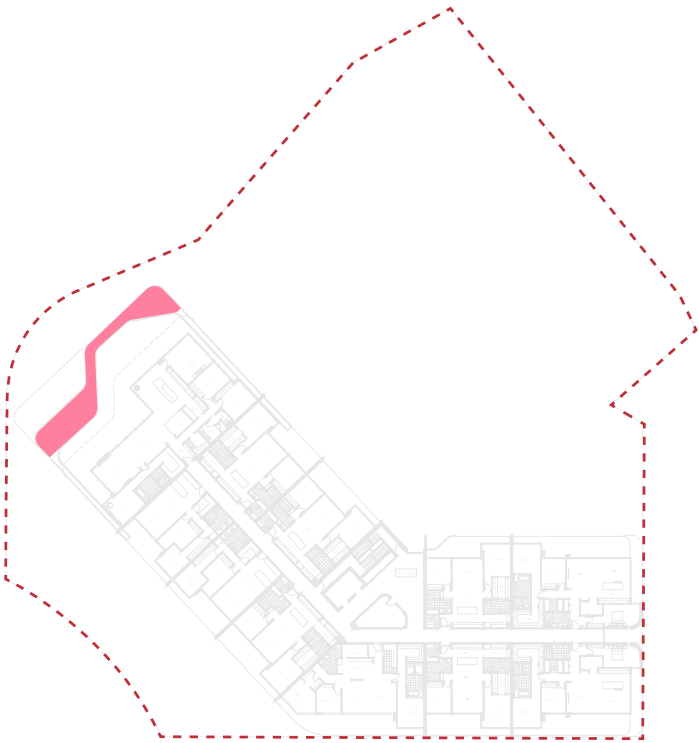
- Deep Soil Planting
- Deep Soil Planting On Structure
- Site Area



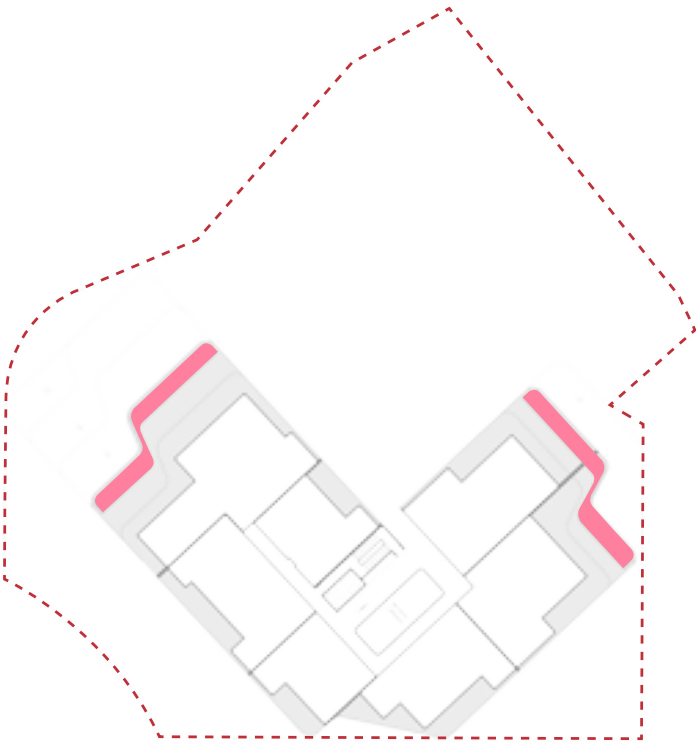
GROUND FLOOR



LEVEL 2 - PODIUM



LEVEL 4 - 7 (TYPICAL)



LEVELS 8





# Tree Canopy Calculations

As per the DesignWA objectives the project seeks to improve tree canopy coverage of the site. In addition trees are included within the development to to:

- Provide shade to amenity areas
- Reduced temperatures of external areas through evapotranspiration
- Mitigation wind within the development
- Noise Mitigation & Habitat Creation

As per State Planning Policy 7.3 Volume 2 - Element Objective 3.3.2 the tree canopy requirement are as follows:

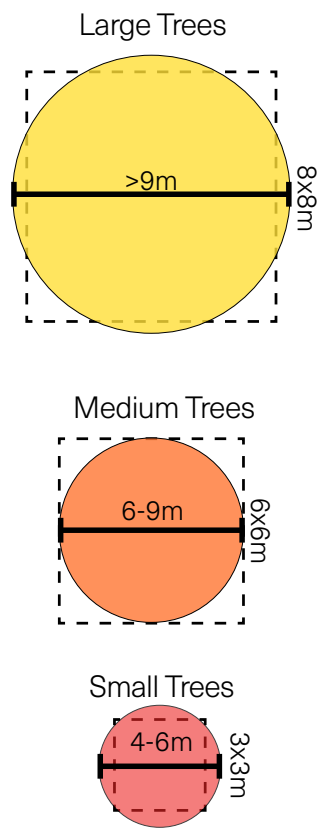
Lot Area	5780m2	DevWA Policy	Requirement
WAPC Tree Canopy requirements	>1,000m2	1 large tree and 1 medium tree for each additional 400m2 in excess of 1000m2	1 Large Trees (64m2 each) and 12 Medium Trees (36m2 each)
		OR 1 large tree for each additional 900m2 in excess of 1000m2 and small trees to suit area	OR 496m2 of Canopy

In lieu of “Large Trees” we have provided an mix of “small” and “medium” trees to meet and exceed the canopy requirements of EO3.3.2

The table below summaries the extent of landscaping provided across the various levels of the building.

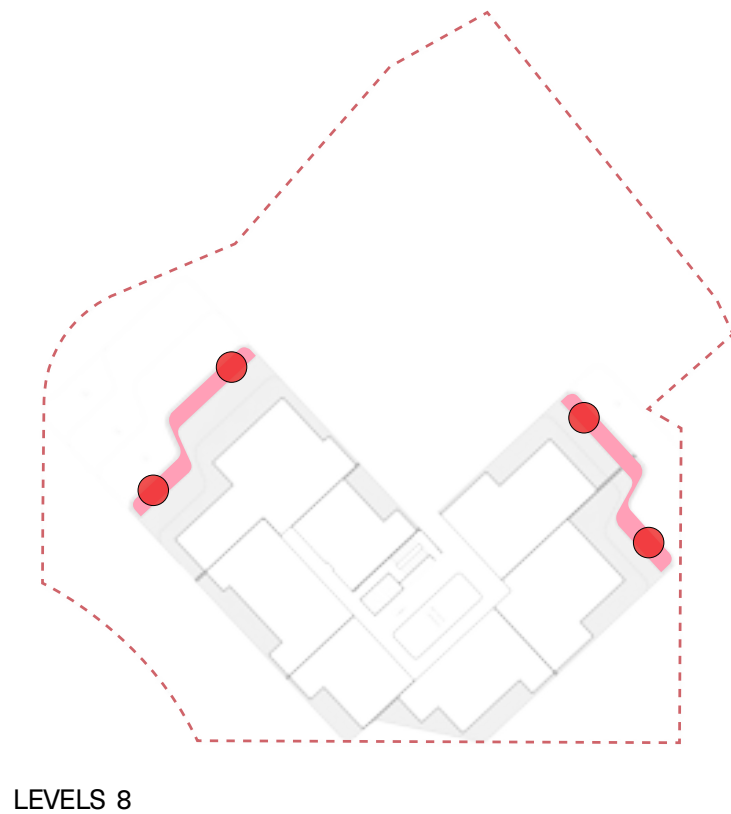
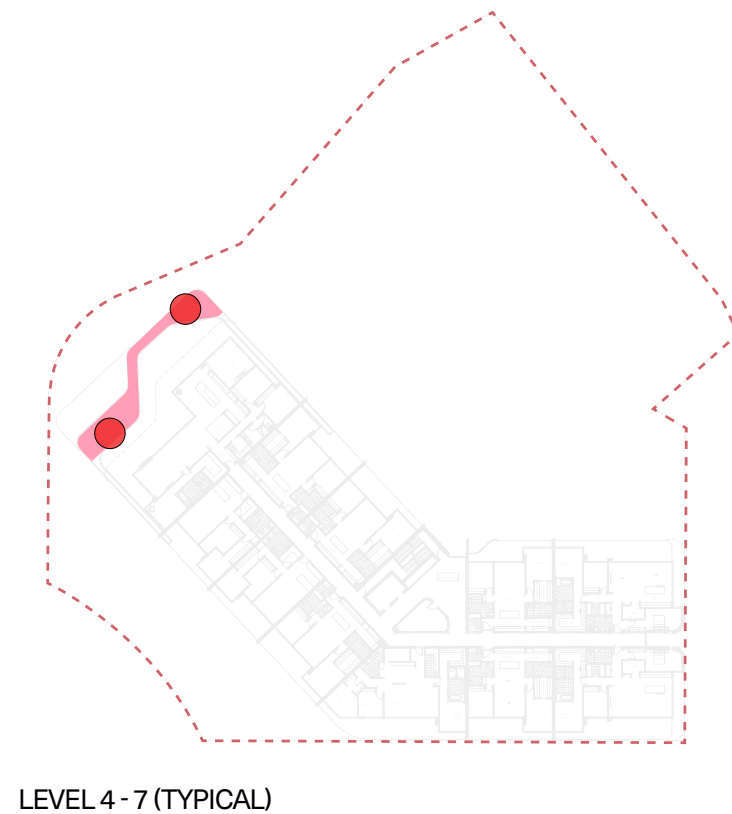
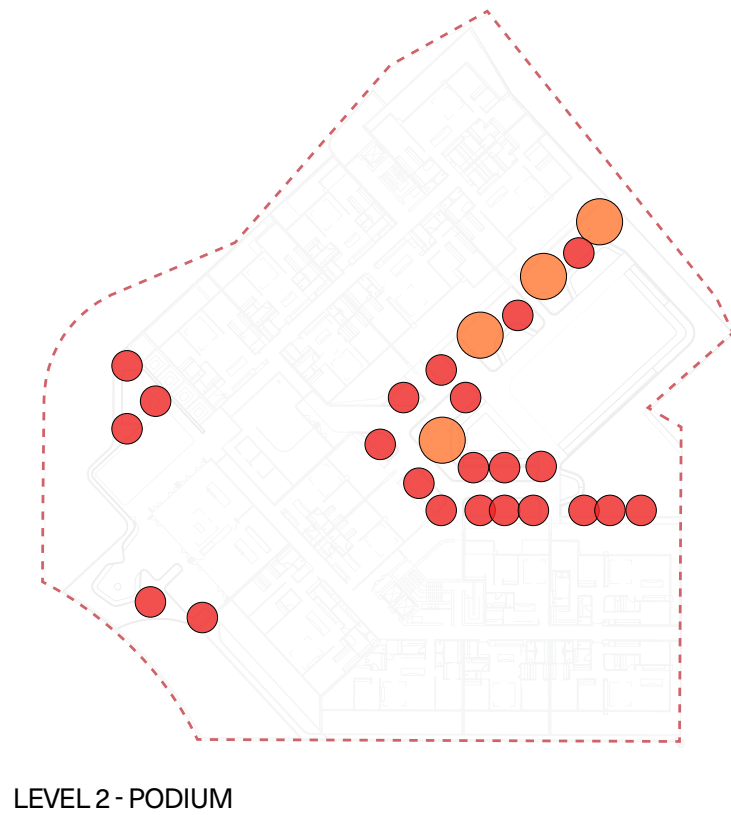
Tree Size	Large (>9m dia)	Medium (ie 6-9m Dia)	Small (4-6m Dia)
Canopy Area	64m2	36m2	9m2
Ground Floor	1	2	4
Level 2 (Podium)	0	4	22
Level 4			2
Level 5			2
Level 6			2
Level 7			2
Level 8			4
Total Trees	1	6	38
TOTAL TREES			44
Tree Canopy (m2)	64	216	342
TOTAL CANOPY (m2)			622

## TREE REQUIREMENTS



## Legend

- Large Trees
- Medium Trees
- Small Trees





# Ground Level Concept



## Legend

- ① Community Green Spaces
- ② Alfresco Areas
- ③ Alfresco Deck - ocean views
- ④ Planting Areas
- ⑤ Plaza Seating
- ⑥ Median with Trees & Planting
- ⑦ Fixed Seating
- ⑧ Existing Tree
- ⑨ Bus Stop
- ⑩ BP Petrol Station



# Podium Level (L2) Concept

- POOL AREA**

  - ① Pool
  - ② Pool Deck and Cabana Lounge
  - ③ Ballast Roof
  - ④ Beach Lookout Node
  - ⑤ Outdoor Lounge
- ROOF GARDEN**

  - ⑥ Central Gardens
  - ⑦ BBQ Communal area
  - ⑧ Lawn Area
  - ⑨ Sunset lookout
  - ⑩ Seating Nooks
  - ⑪ Bocce Lawn

Refer to  
Landscape  
Report for  
further  
information







PRINCIPLE 4\_

# FUNCTIONALITY + BUILD QUALITY

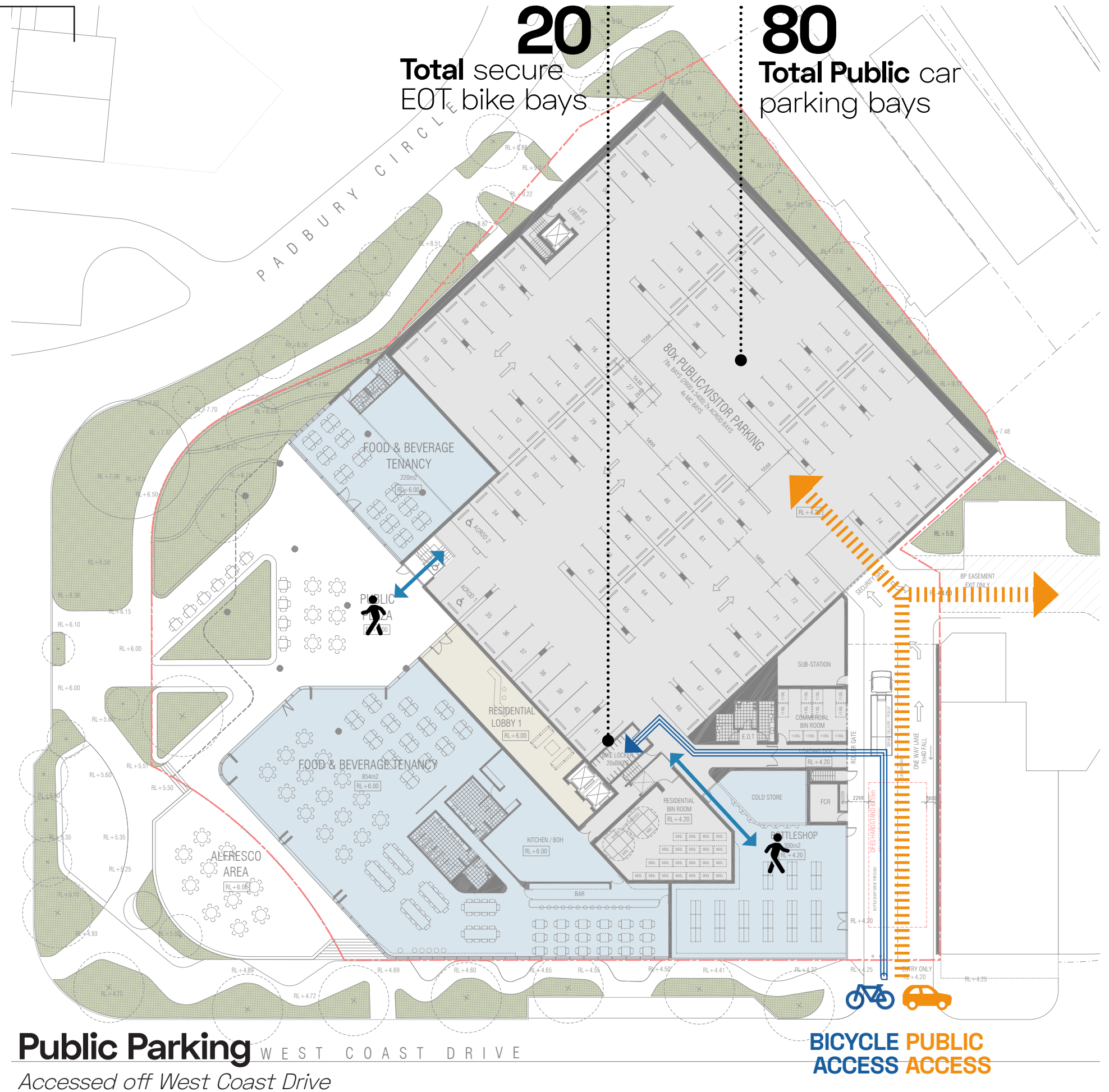


INCORPORATED SPP 7.3 SECTIONS:

- 3.8 Vehicle access
- 4.17 Waste management
- 4.3 Size & layout of dwellings
- 4.6 Storage



Ground floor access  
off West Coast  
Drive is limited to  
commercial and  
residential visitors.

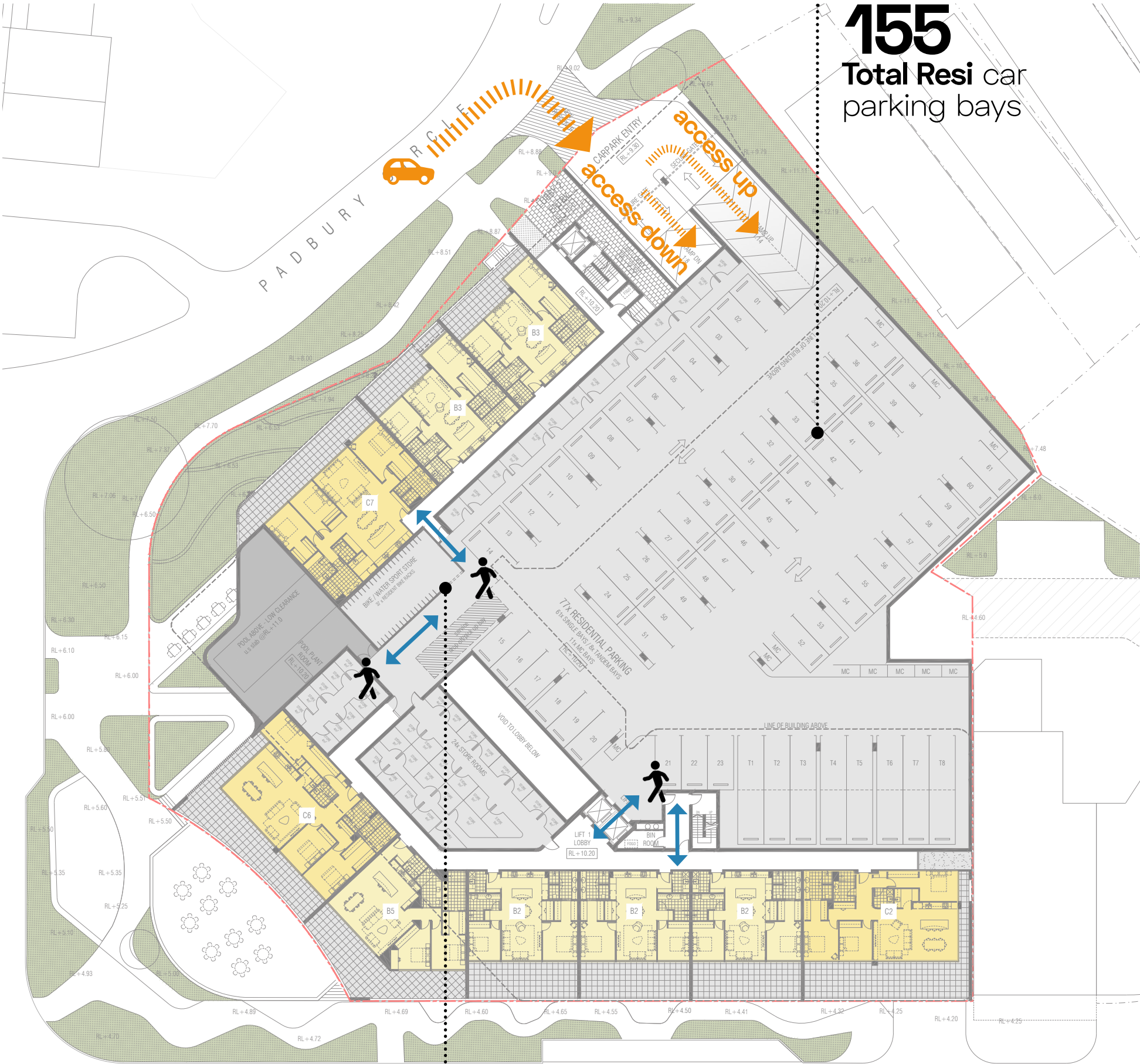




FUNCTIONALITY + BUILD QUALITY

FIRST FLOOR  
3.8 Vehicle Access

With residential parking accessed off Padbury Circle on the First Floor.



**155**  
Total Resi car  
parking bays

**Residential Parking**  
Accessed off Padbury Circle

**Secure storage** for bikes and  
water sports equipment

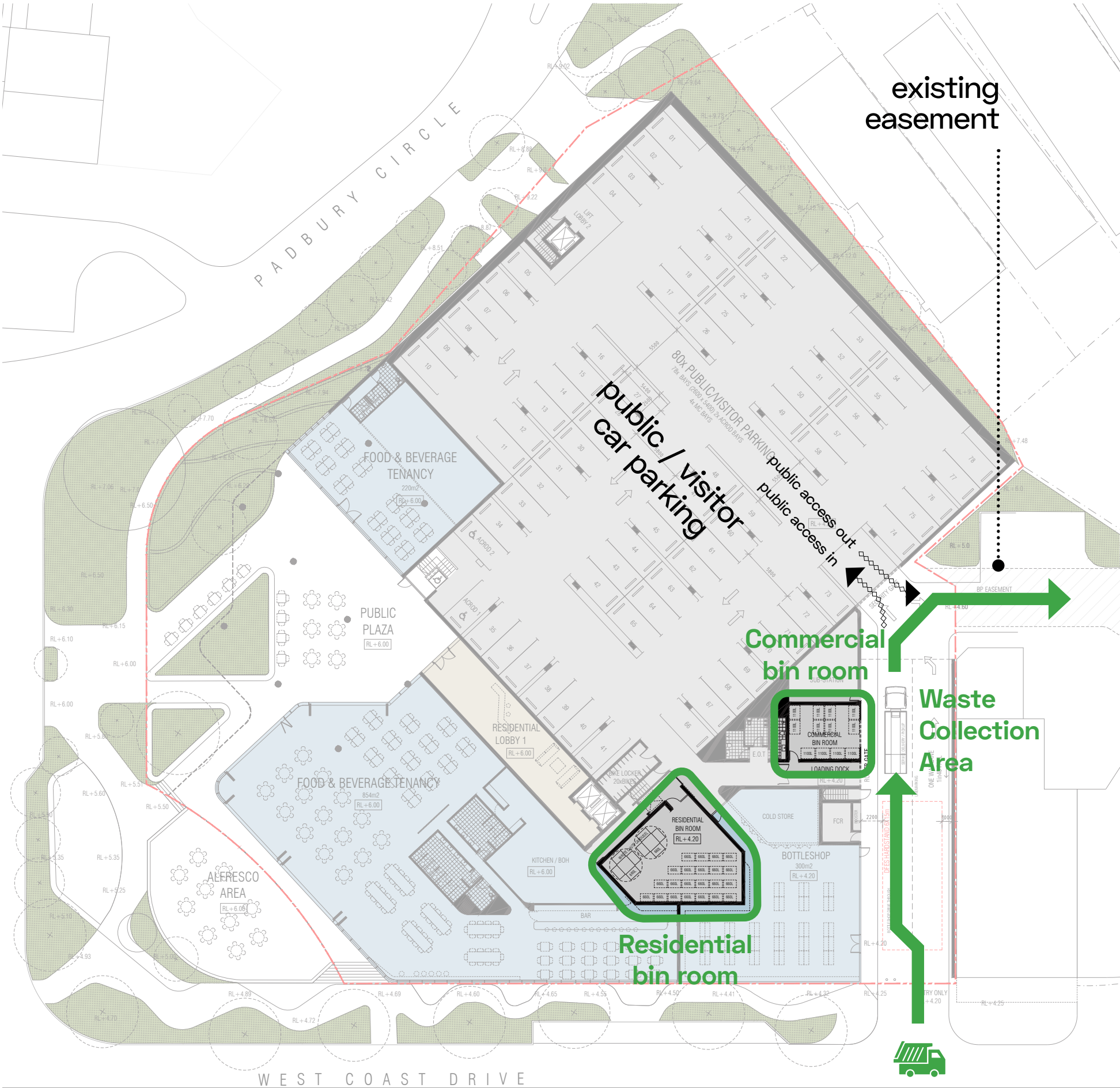




FUNCTIONALITY + BUILD QUALITY

GROUND  
4.17 Waste Management

Waste collection from West Coast Highway is maintained outside of public / visitor parking zone.

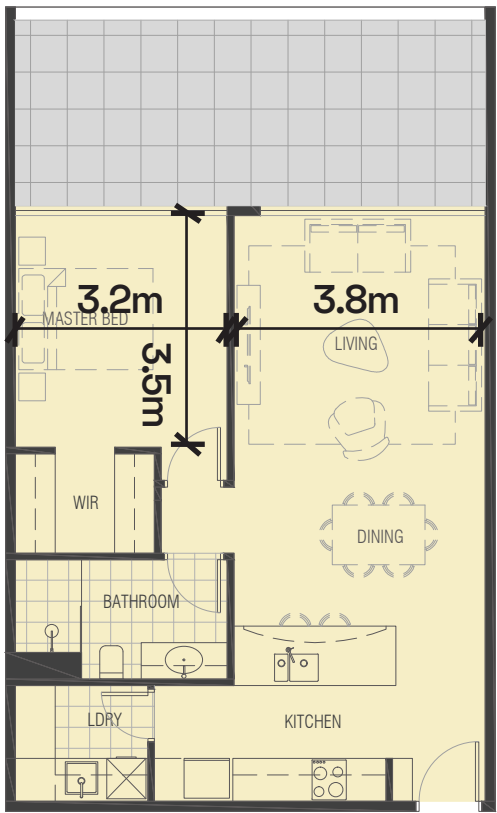




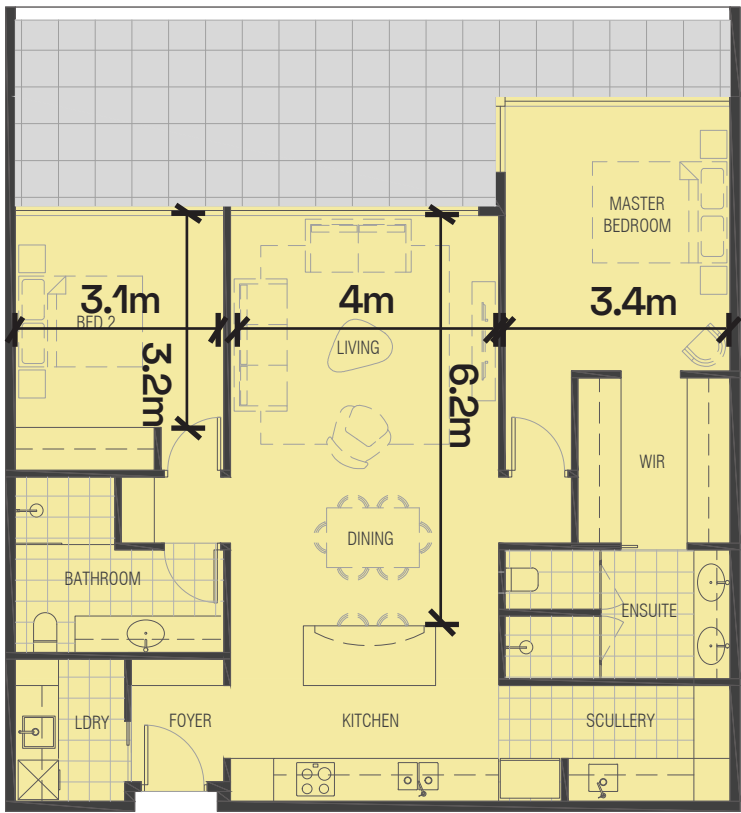
FUNCTIONALITY + BUILD QUALITY

4.3 Size & Layout of Dwellings

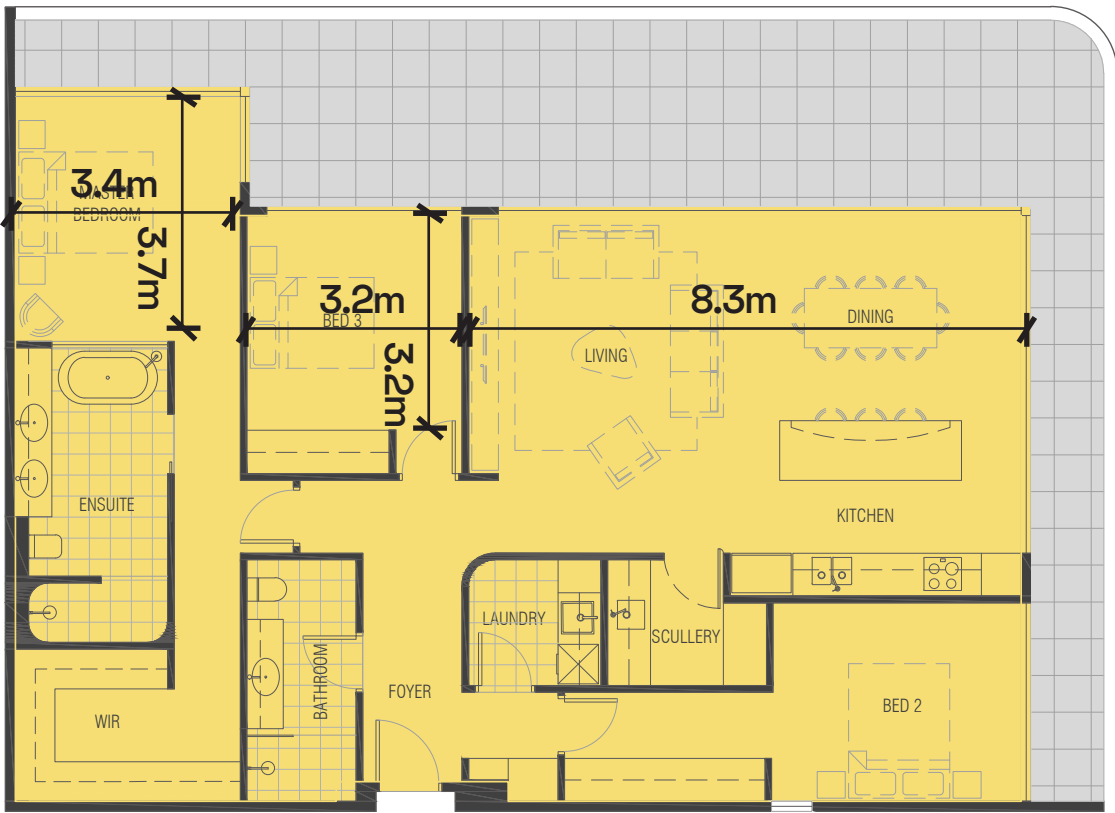
Generously sized apartments with spacious living areas & large bedrooms.



1x1



2x2



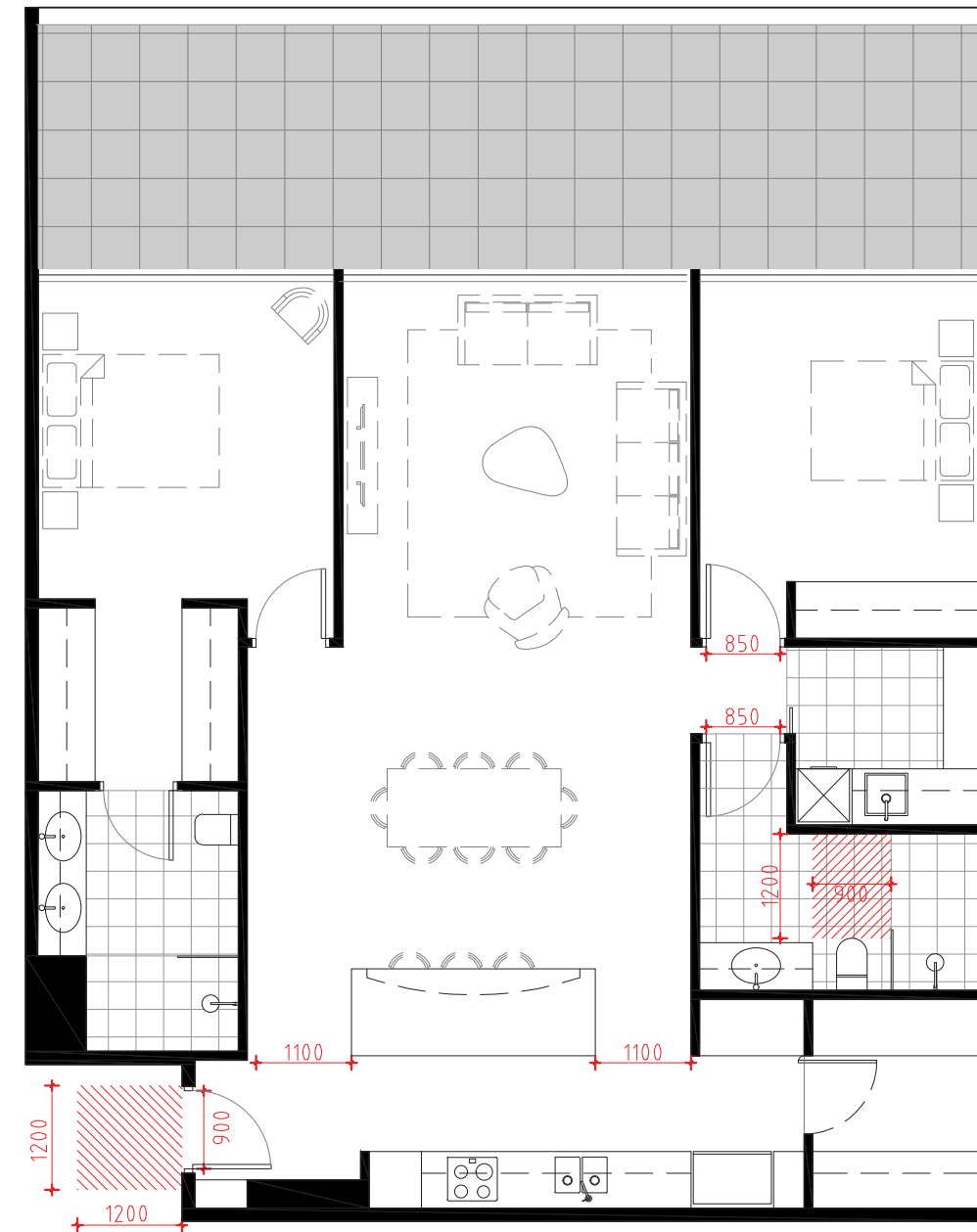
3x3



## 4.9 Livable Housing Design

**15 Residences** are required to meet the minimum 20% Silver Level standard of Livable Housing Australia.

The development will meet these minimum requirements.





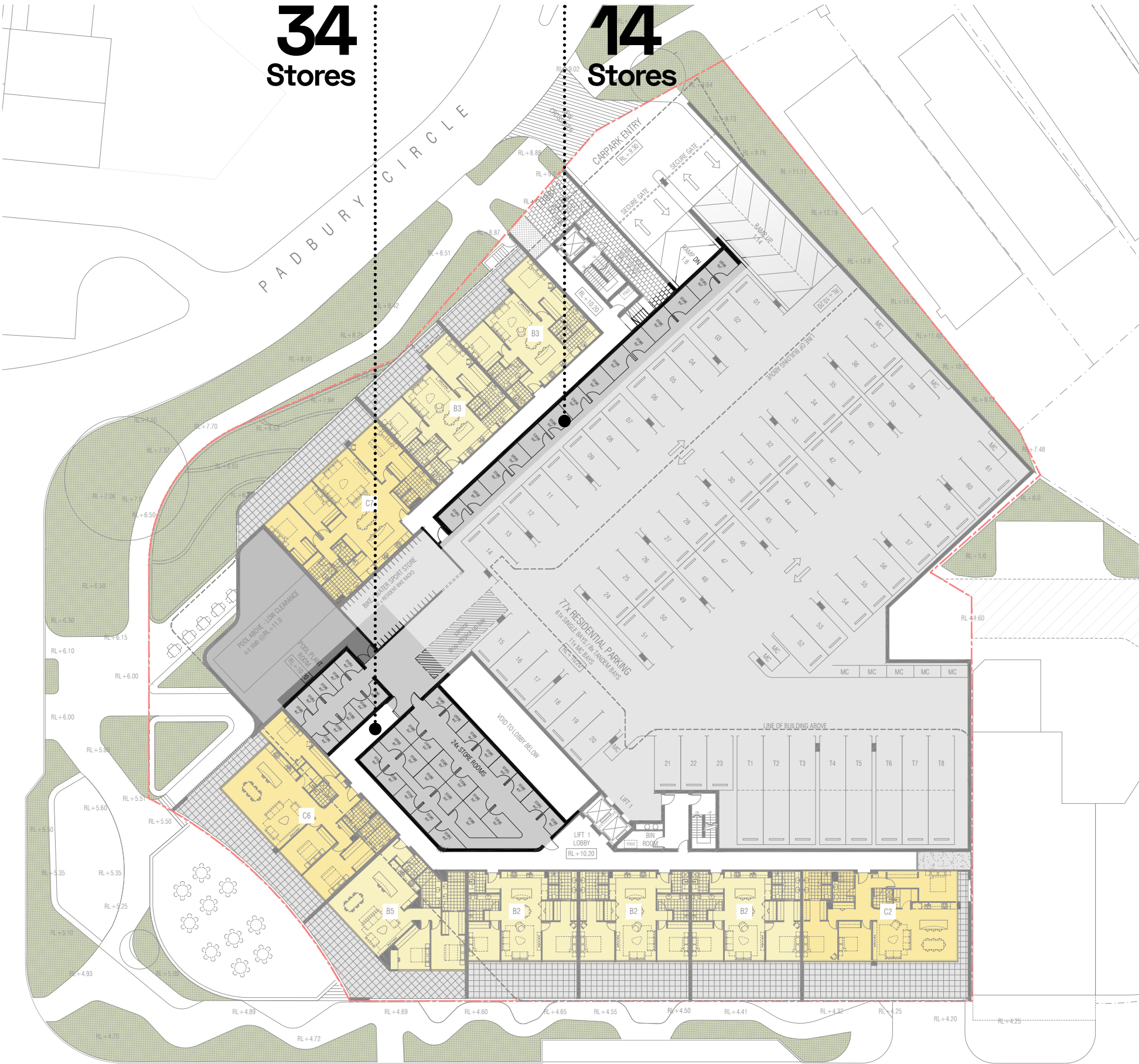
FUNCTIONALITY + BUILD QUALITY

4.6 Storage

27 stores located on Mezzanine.

48 stores located on Level 1.

Total = 75



Level 1







PRINCIPLE 5\_

# SUSTAINABILITY



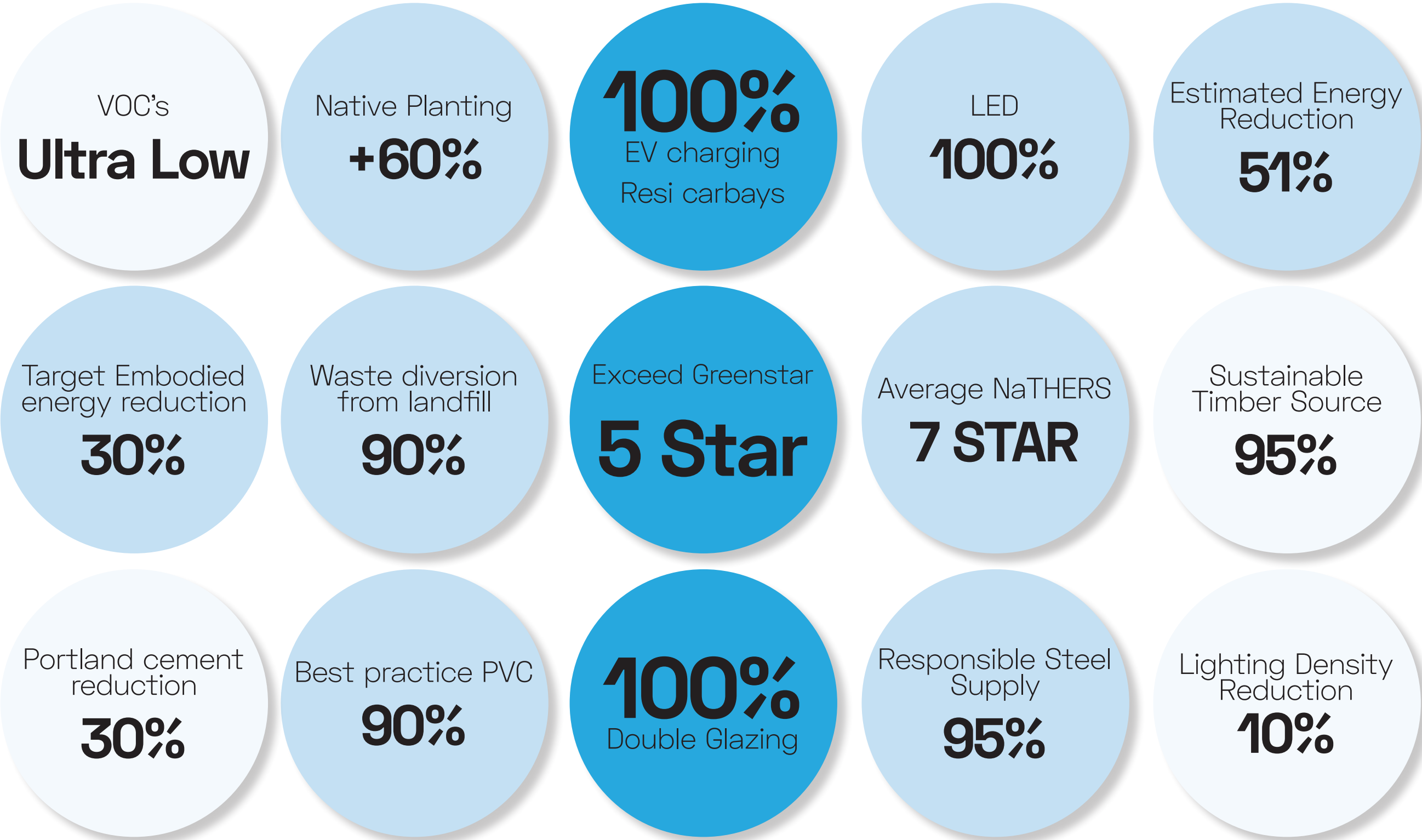
INCORPORATED SPP 7.3 SECTIONS:

- 4.1 Solar and daylight access
- 4.15 Energy efficiency
- 4.2 Natural ventilation



SUSTAINABILITY

Building Registered with  
Green Building Australia -  
As Build V1.3

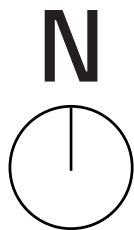
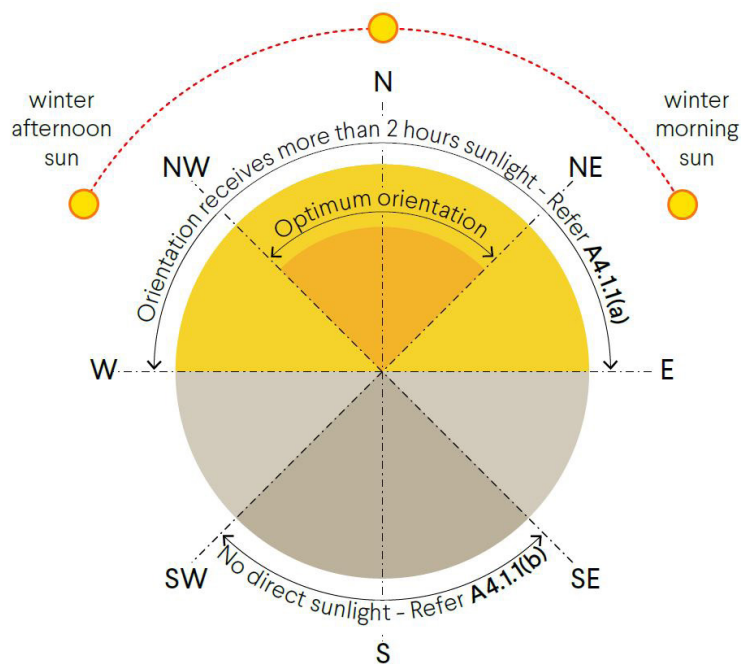




# 4.1 Solar & Daylight Access

APARTMENT SUN STUDIES

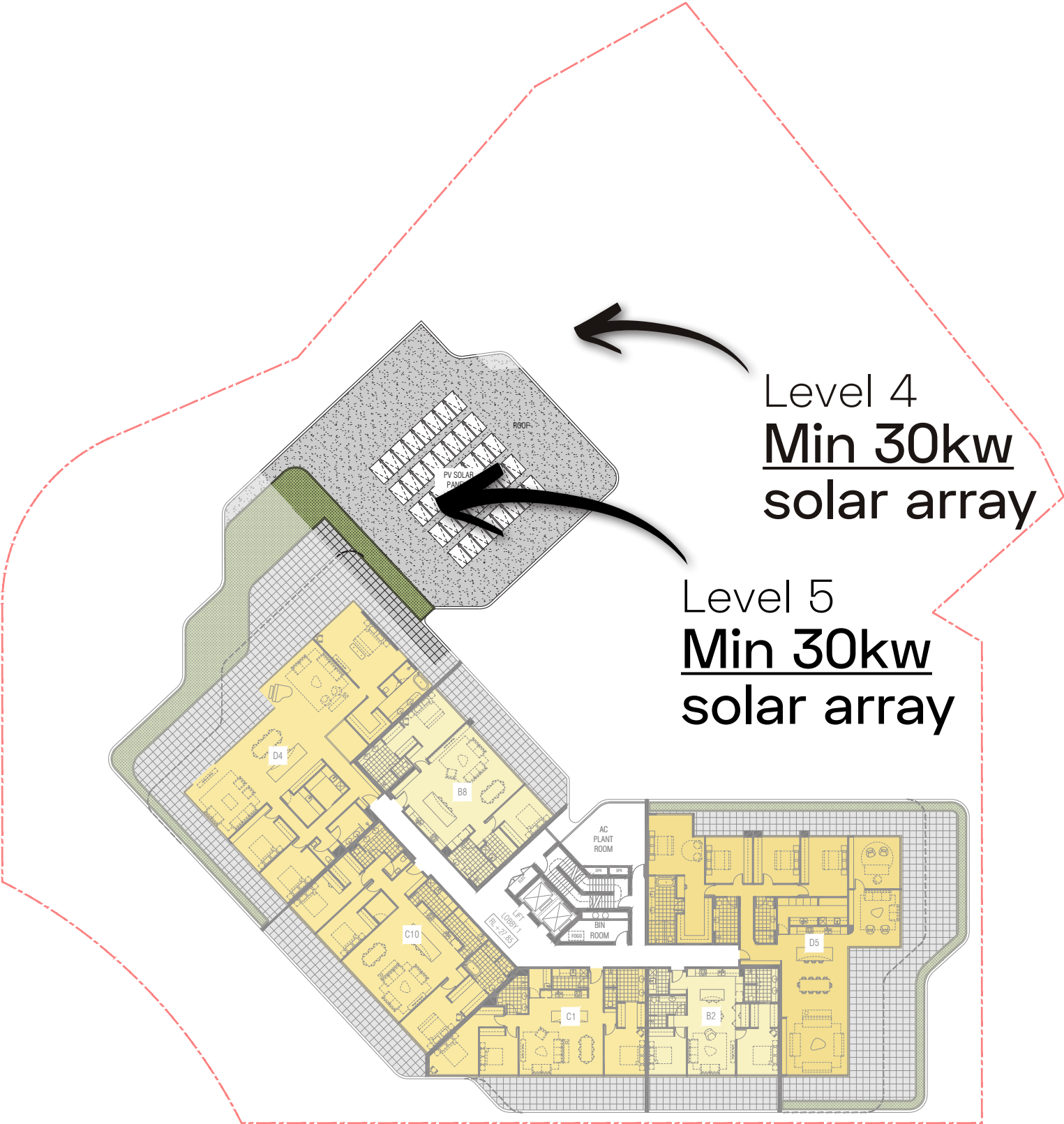
80% of apartments  
receive direct sun on  
June 21.





# 4.15 Energy Efficiency

Solar panels provide power to communal spaces located on levels 4, 5 and upper roof.

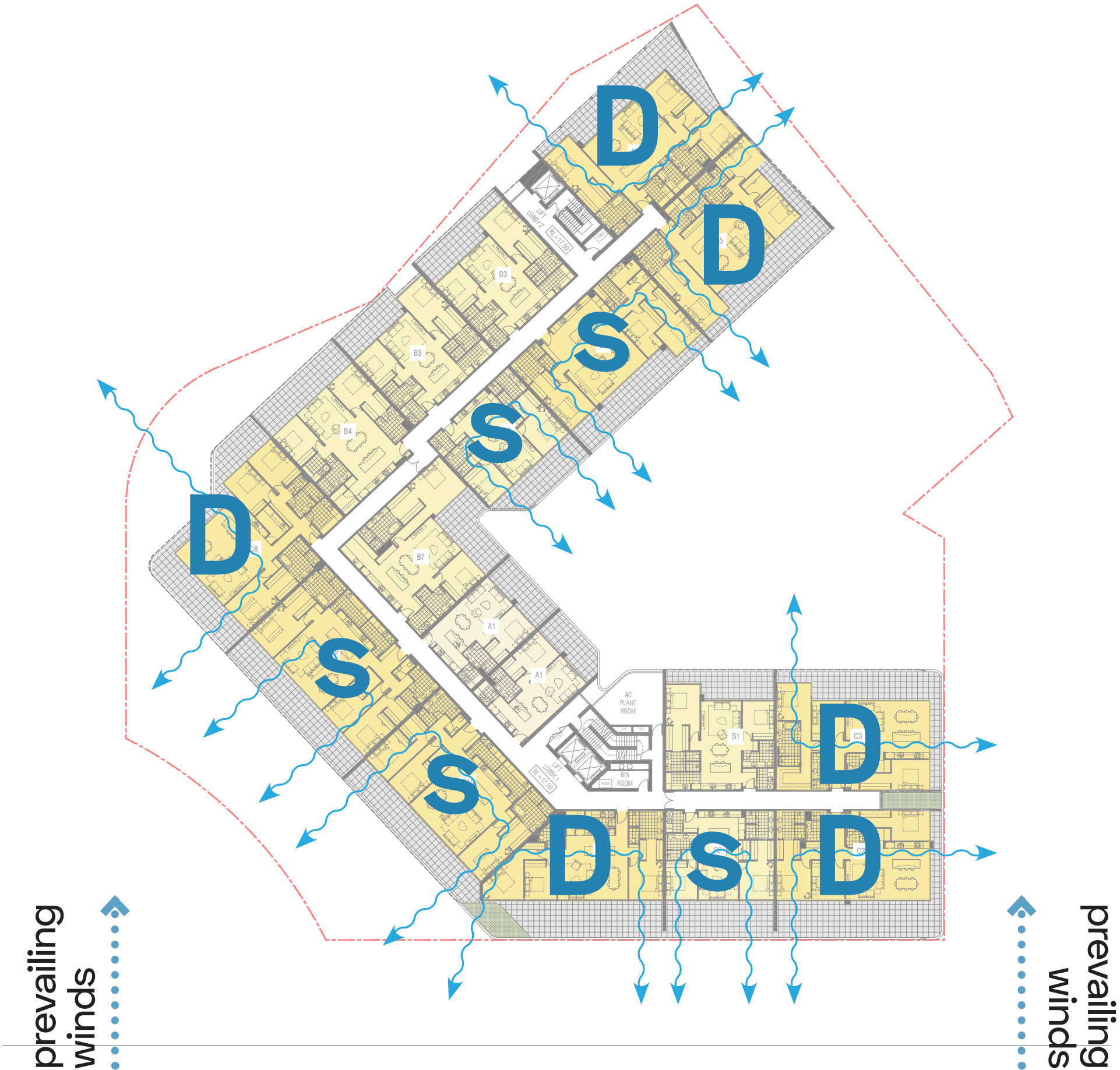




Cross ventilation  
4.2.2 (a)

70% of all apartments are capable  
of cross-ventilation.

26  
Dual OR Triple  
aspect  
apartments  
35%







PRINCIPLE 6\_

# AMENITY





AMENITY

4.5  
Circulation &  
Common Spaces

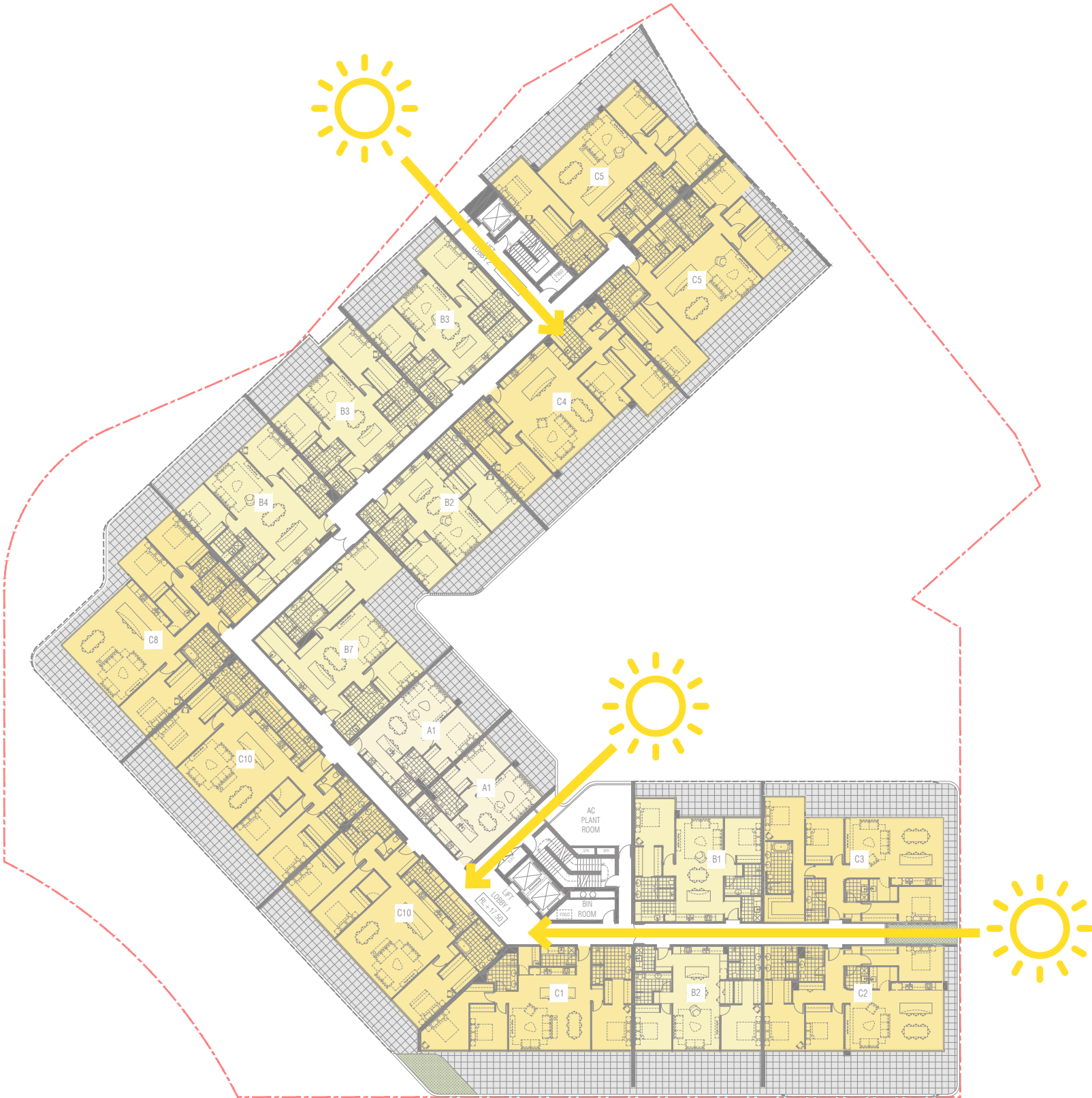
- + Generous residential entry & lobby
- + Considered universal access





4.5  
Circulation &  
Common Spaces

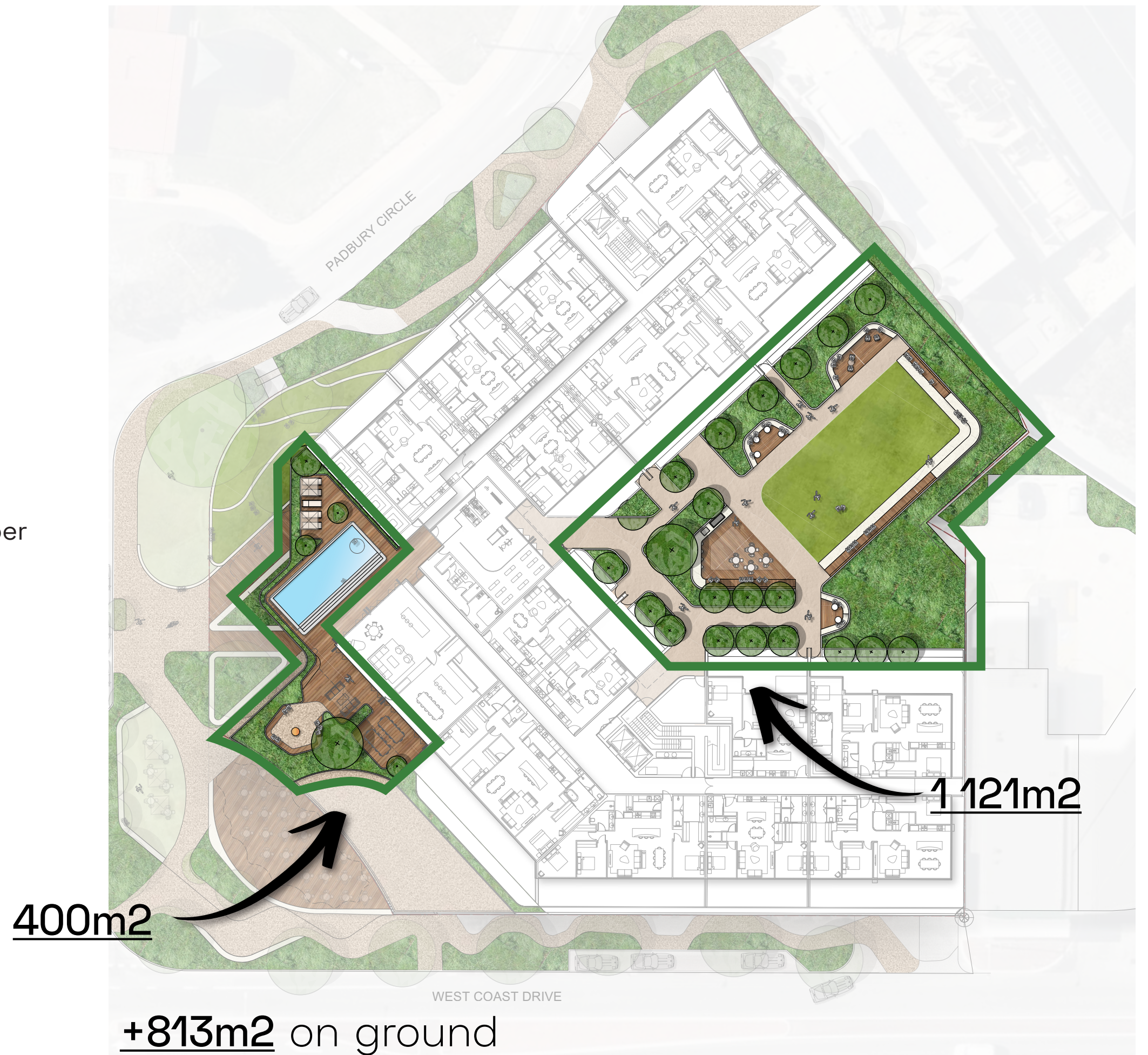
+ Natural light access to lift  
lobbies





### 3.4 Communal Open Space

- + Total of **2 334m<sup>2</sup>** or **31m<sup>2</sup>** per apt.
- + **25m<sup>2</sup>** additional to SPP7.3 requirements







Wind protected  
communal courtyard  
with plenty of  
morning light









Convenience and amenity for residents right at the bottom of the stairs





PRINCIPLE 7\_

# LEGIBILITY





## LEGIBILITY

### Sections 3.6 | 4.5

#### Clear, effective signage + communication...

- + Clearly communicated residential entries
- + Clear pedestrian and vehicular integrated signage at street
- + Separation of Residential and Commercial Parking
- + Clear residential and strata signage to apartment entries and relevant areas
- + Sight lines considered at pedestrian & vehicle entries







Clear entry points  
accessible at grade  
from street or public  
spaces





PRINCIPLE 8\_

# SAFETY



INCORPORATED SPP 7.3 SECTIONS:  
3.6 Public domain interface  
3.7 Pedestrian access and entries  
4.5 Circulation and common spaces

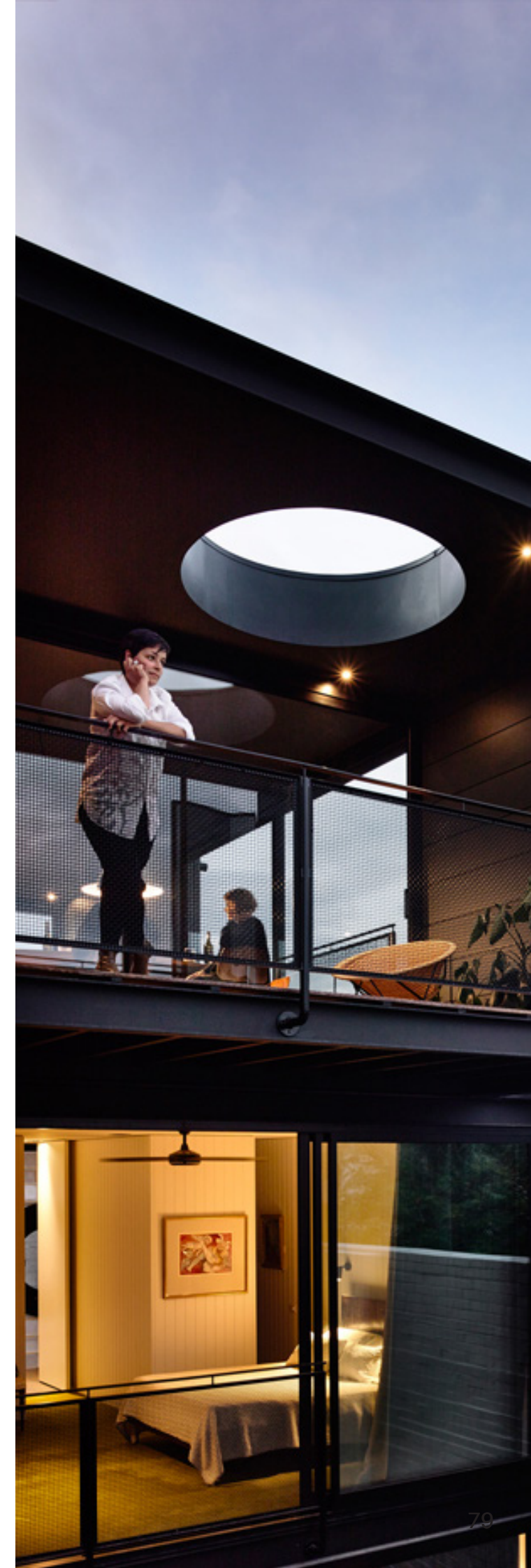


## SAFETY

### Sections 3.6 | 3.7 | 4.5

#### Well lit & safe spaces

- + Apartment balconies provide passive surveillance over street and entry
- + Integrated lighting to publicly accessible areas
- + No entrapment spaces
- + Graffiti resistant surfaces where required
- + Well lit and secure resident car parking within building secure zone
- + Well lit and secure resident entry from car park





Well lit, safe spaces with passive surveillance from upper levels.







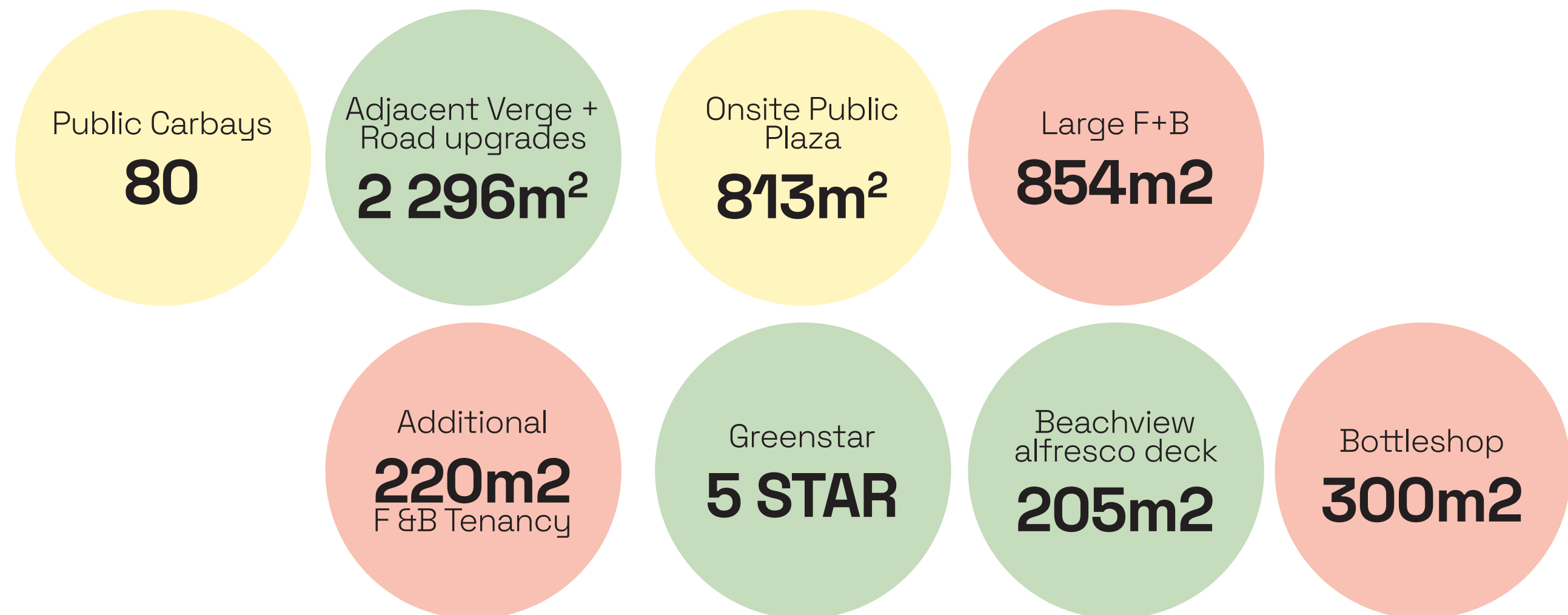
PRINCIPLE 9\_

# COMMUNITY





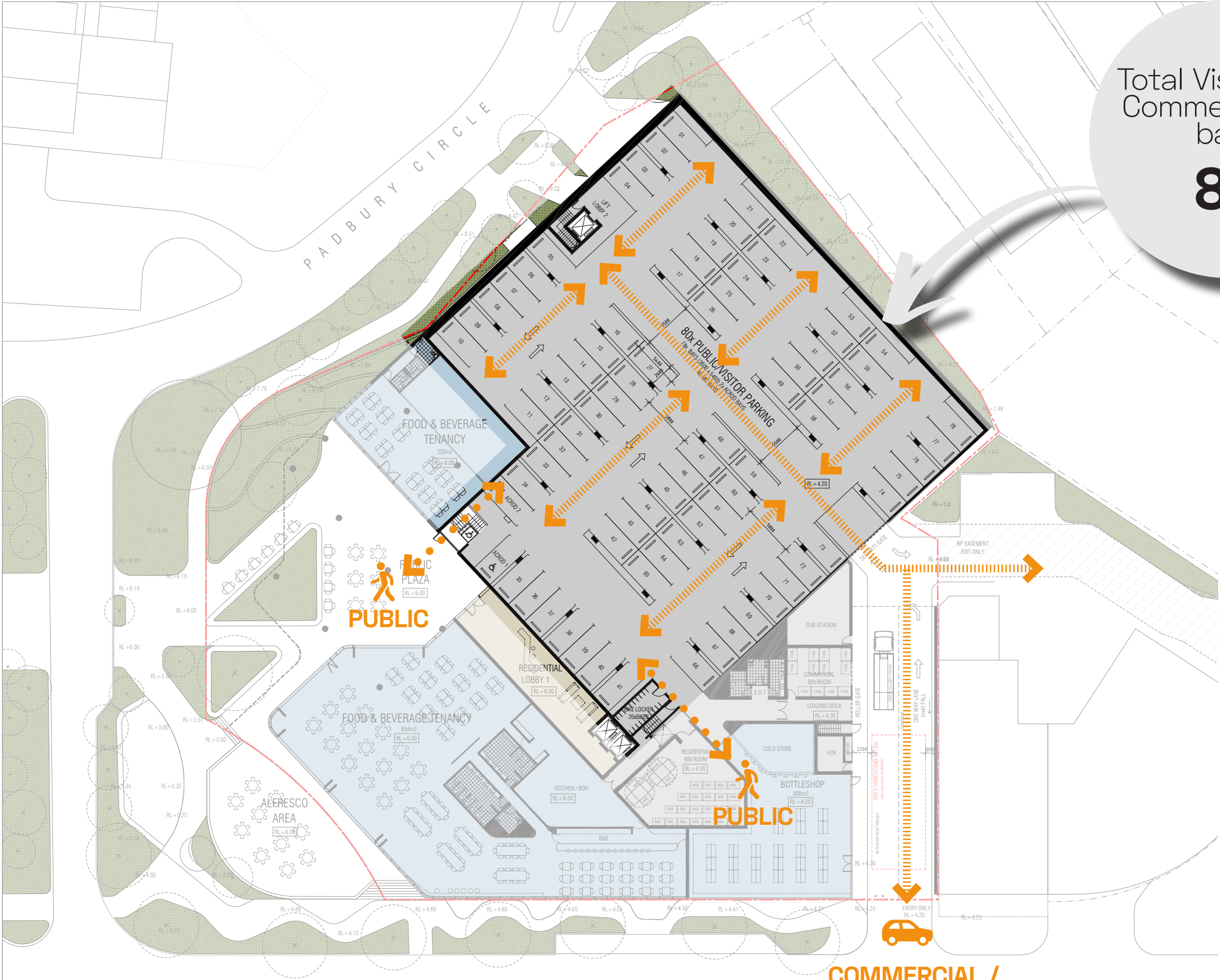
Through the work of Creating Communities and the **feedback of 136 locals** that contributed during the early engagement phase we are proposing the following community benefit outcomes, noting they have been chosen to reflect local priorities as per the primary controls under SPP 7.3 clause 2.8:





COMMUNITY BENEFIT

Public Parking



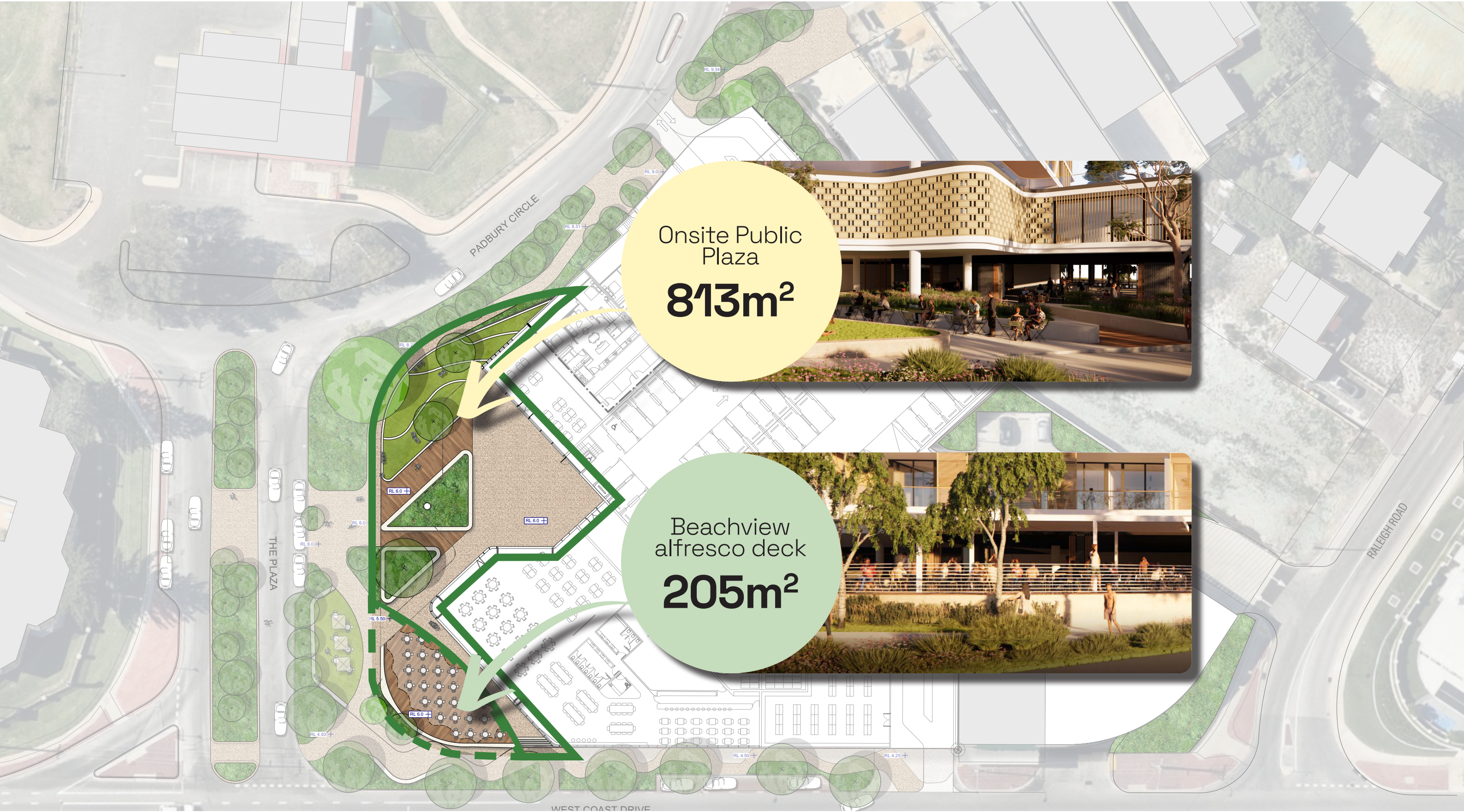
Total Visitor and Commerical car bays

80



COMMUNITY BENEFIT

New Civic Spaces





COMMUNITY BENEFIT

Adjacent Verge + Road Upgrades







PRINCIPLE 10\_

# AESTHETICS



AESTHETICS

A sensitive material palette that responds to its coastal location.



charcoal acratex finish



timber look aluminium screening



Limestone to public facing ground floor areas



powdercoated and perforated aluminium sun-screening

Full height glass wind screening



integrated landscaping



We believe the  
proceeding pages  
of this Design  
Report demonstrate  
the Project Team's  
commitment to a  
holistic approach to  
aesthetics across the  
site which speak to its  
current context and its  
potential future.

