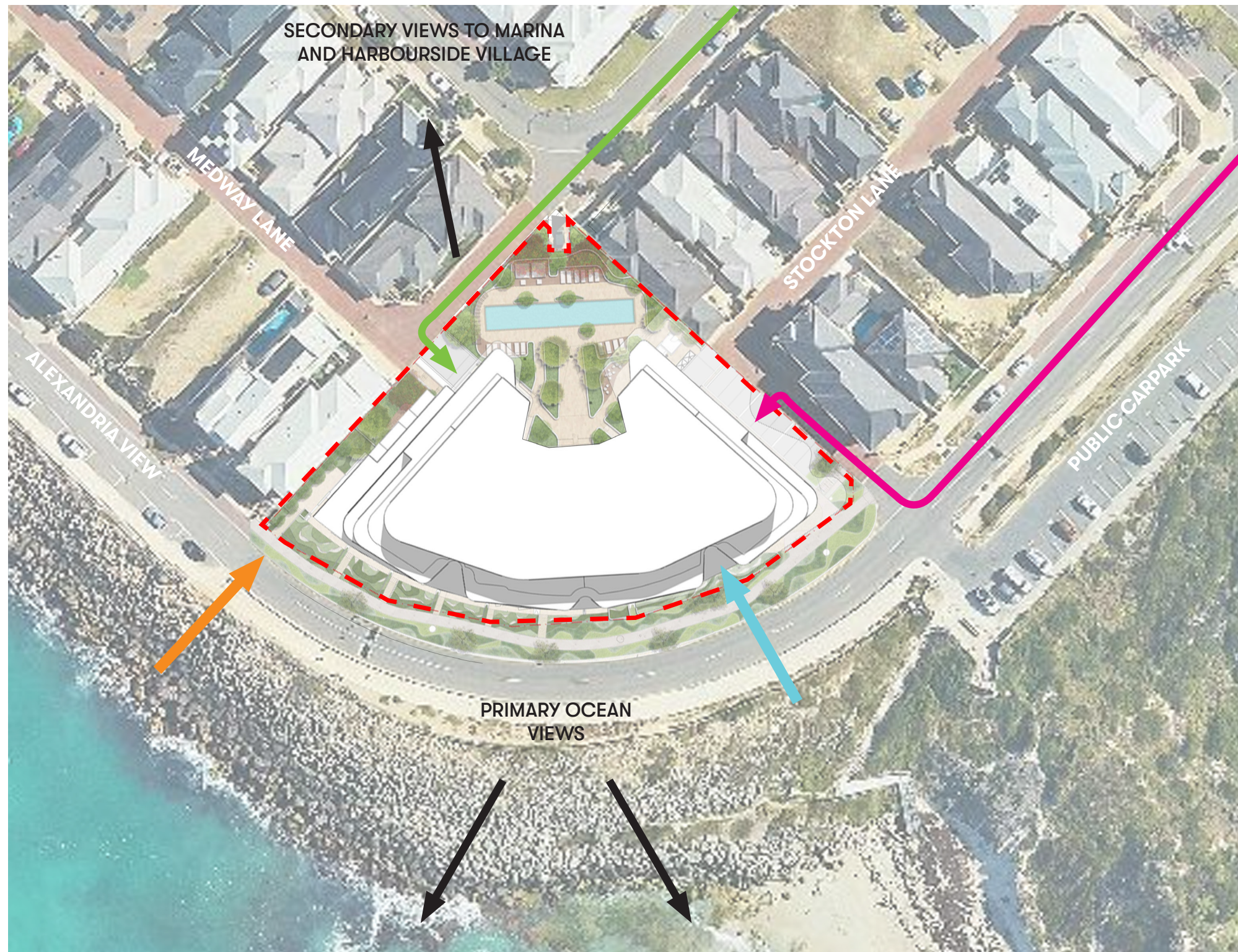


principle 7:
legibility

site access.

The building entry addresses approaching vehicular traffic on the available street corner, with the main entry becoming an obvious element of one of two deep façade recesses. Internally, the building is easily navigable, with a corridor spine and basement layout that follows the façade shape. Centralised communal spaces at ground level, with a strong visual axis through the site, along with ocean-facing outlooks from each lift lobby offer strong visual and directional cues at each level.



From the primary approach from the east, via Anchorage Drive and then Alexandria View, the intersection of Alexandria View and Stockton Lane offers the first sense of arrival and a legible point of entry to the site.

- Vehicle access (Visitor)
- Vehicle access (Resident)
- Pedestrian access (Private)
- Pedestrian access (Main)



pedestrian access.

PEDESTRIAN ACCESS

Capitalising on a key feature of the main facade, the main entry is positioned to address:

- (i) the primary east-to-west approach to the site, from which the majority of the primary building façade is concealed from immediate view;
- (ii) the natural fall away from Stockton Lane, which would otherwise require steps and ramp access from a central point of entry;
- (iii) the absence of any on-street parking immediately opposite the site;
- (iv) the barrier to beach access beyond Stockton Lane;
- (v) the location of the public carpark diagonally opposite the site and the proposed provision of visitor parking along Stockton Lane, from which at-grade access into the development is possible at close proximity.

The side setback to the north-western boundary provides a secondary means of access to Alexandria View and an alternative to the use of Medway Lane for pedestrians heading north to Alexandria Park and/or the marina promenade.

VEHICULAR ACCESS

9 visitor bays are provided within Stockton Lane, being most-suited to the primary approach to the development. A pedestrian pathway within the site provides access from these bays to the nearby front entry.

Waste collection is also proposed within Stockton Lane, with provision for waste collection trucks to reverse into the site and eliminate conflict with residents of Alexandria View and Shoreham Turn.

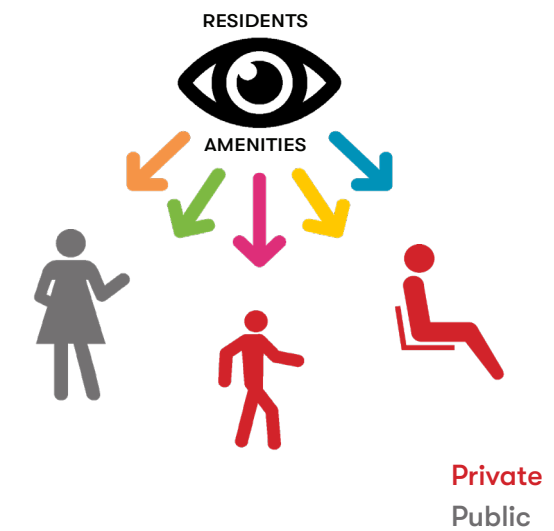
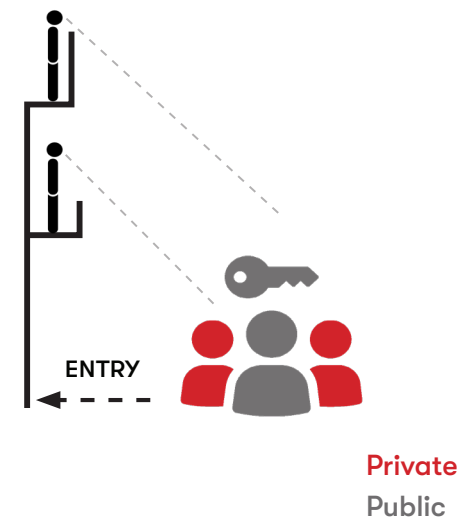
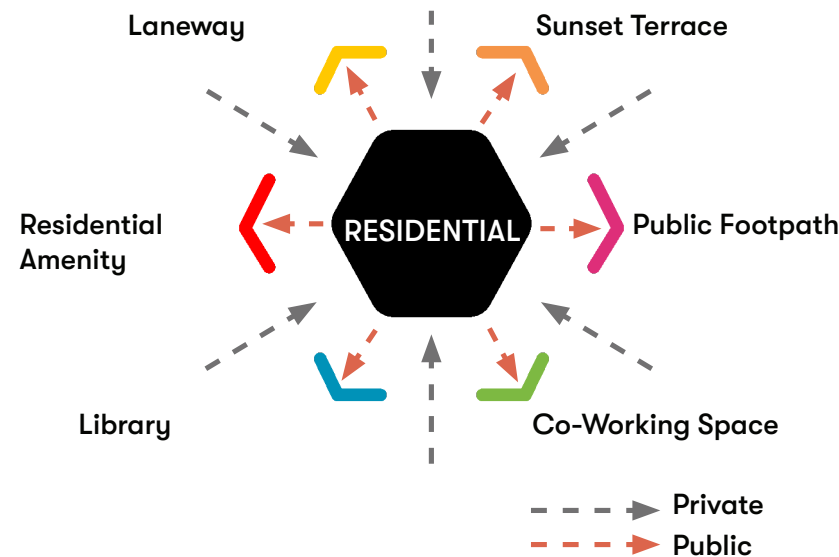
Access to the residents' carpark is with Medway Lane, which is served by Shoreham Turn and Salford Promenade. This route retains the rear-access intent of the precinct, whilst providing an approach via a diminishing road hierarchy, with minimal reliance on a narrow lane for any significant distance.

principle 8:
safety

CPTED overview.

This proposal seeks to adopt the principles of Crime Prevention Through Environmental Design; in particular the elements below:

The proposal maximises passive surveillance of the public realm. Internal communal spaces provide safe access and in turn offer passive surveillance of the external communal spaces. All apartments can be accessed from the building entry without the use of steps. Secure sub-grade car parking is provided for all residents, without the need for a vehicle crossover over public footpaths or pedestrian access ways.



TERRITORIAL REINFORCEMENT

Is provided through functional and integrated spaces to promote territorial reinforcement for legitimate users. This effectively creates an appropriate sense of ownership of public, semi-public and private spaces.

Maintains aesthetics and integrated spaces whilst providing clearly defined boundaries and lines demarking ownership.

The public realm should be visible within buildings, this maximises opportunities for natural surveillance.

NATURAL ACCESS CONTROL

Ensures access to, and entry to the building is clearly identifiable and defensible (after hours) and inclusive of clear lines of sight.

Alcoves, voids or landscaped areas are avoided, as they create hiding or dark spots for anti-social, illicit or criminal behaviour.

An ease of access is provided between buildings, car parks and other areas of high activity. The precinct incorporates legibility (orientation, way-finding and navigation) therefore reducing the need to be dependent on signage in order for a person to find their way around.

Provides an easy to understand site-wide pedestrian and bicycle network identifying key routes so that users can navigate the site with ease.

NATURAL SURVEILLANCE

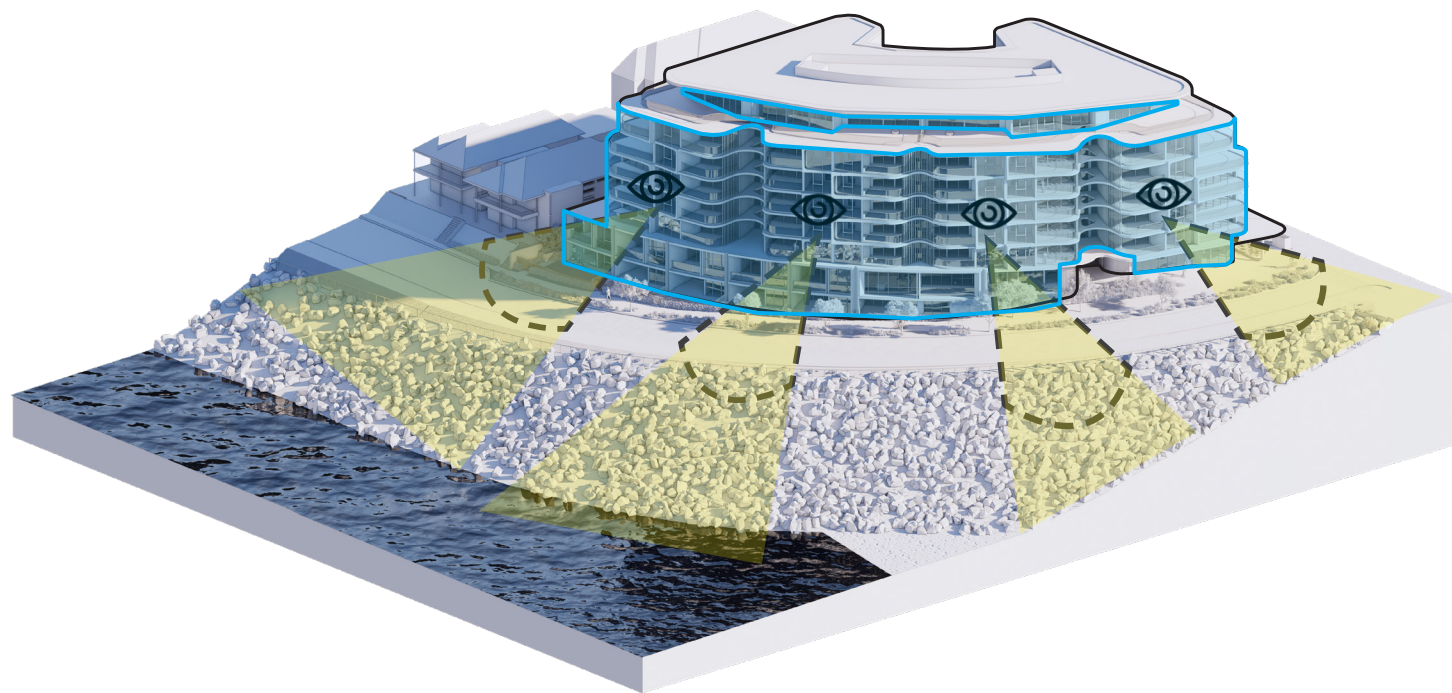
Maximise the level of natural surveillance with open and clear site lines between buildings, car parks and other public spaces.

Provide clearly defined and well-lit pedestrian pathways and bicycle network across precincts in accordance with Australian Standards.

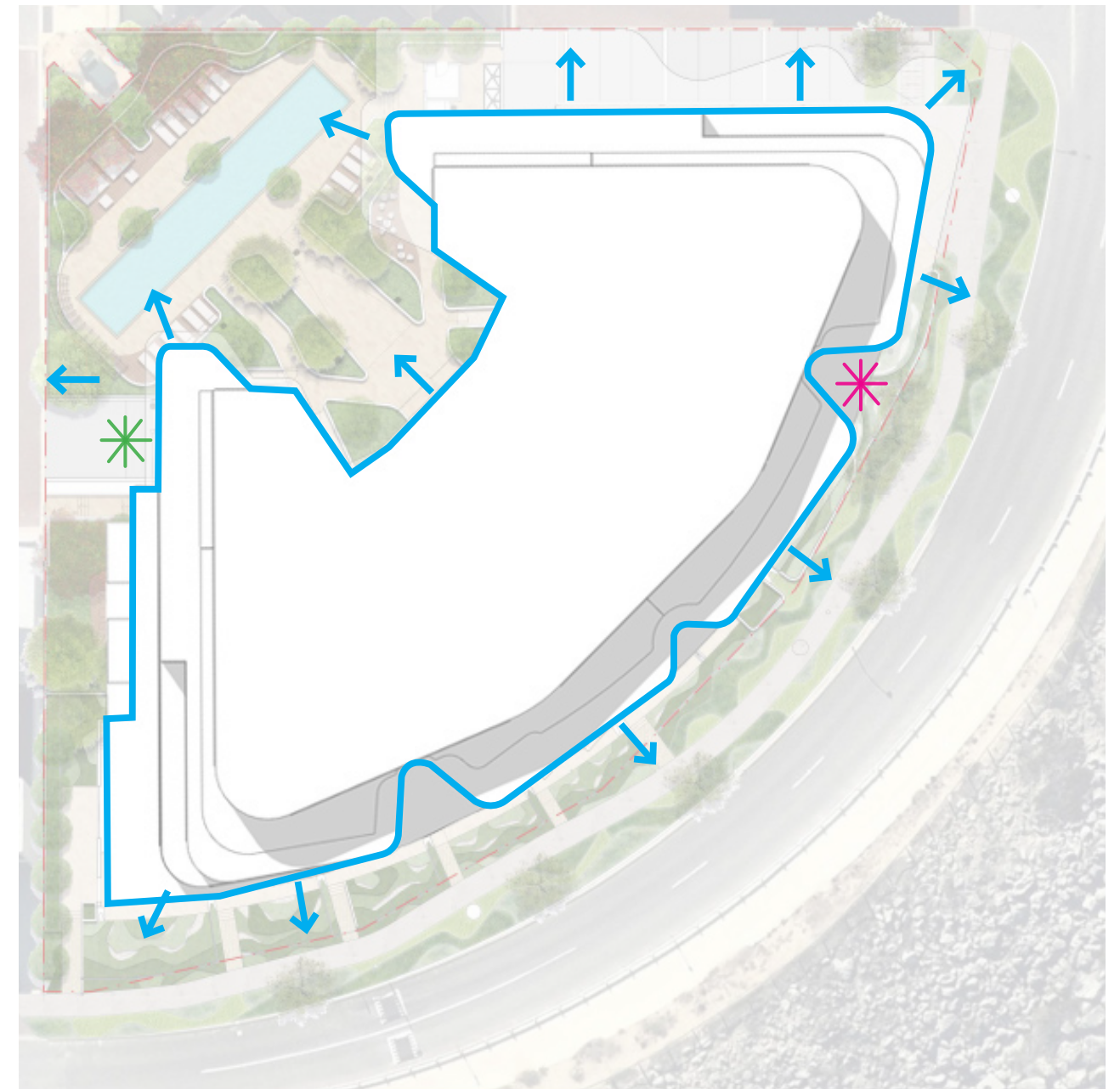
Buildings entrances, windows and other activity spaces within buildings should be visible to the public realm to maximise opportunities for natural surveillance.

safety.

Passive Surveillance



Broad outlooks over Alexandria View offer passive surveillance of the public realm and adjacent public carpark, whilst generous side setbacks afford surveillance over the communal outdoor spaces and/or the site itself.



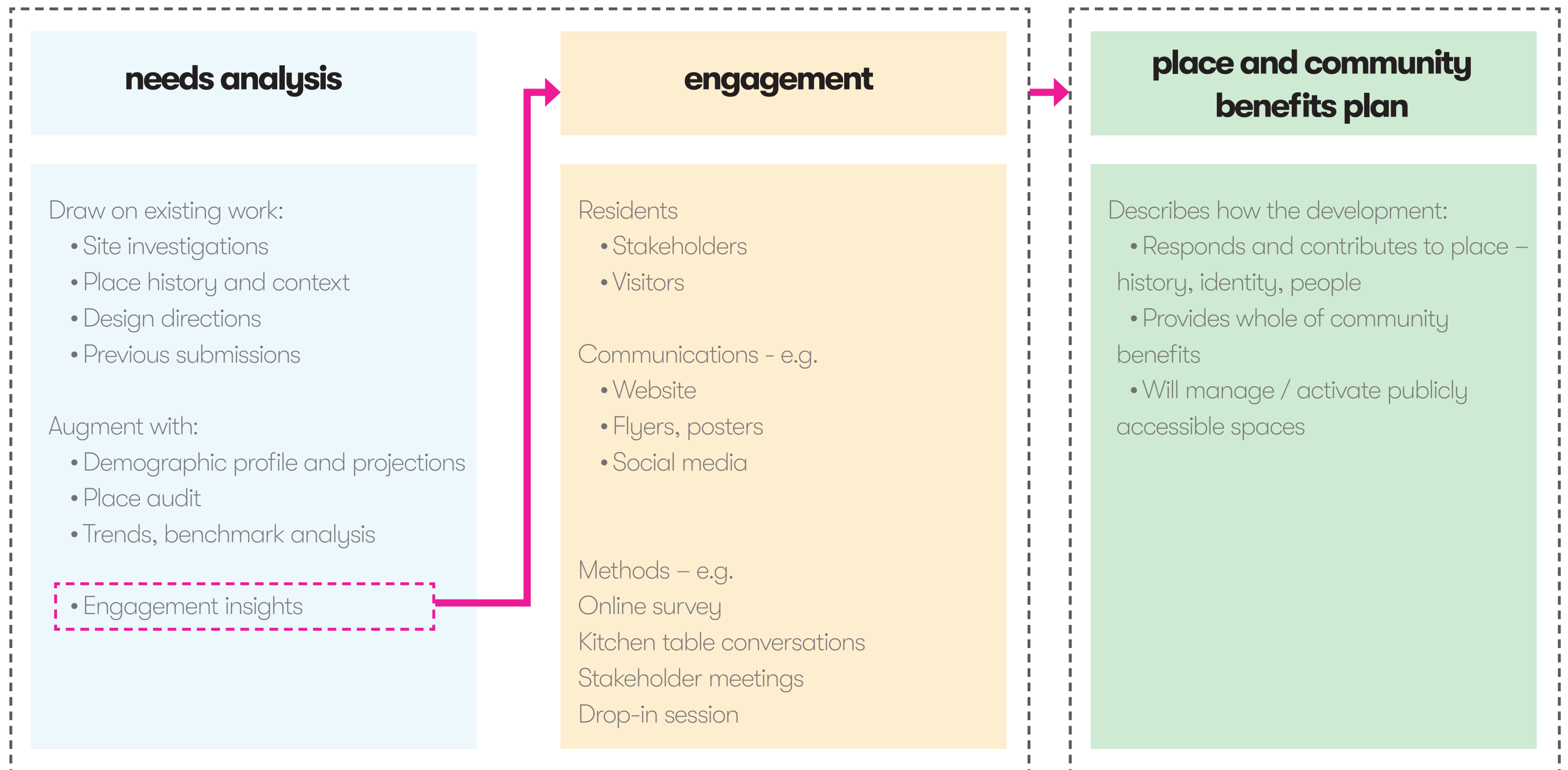
- Passive Surveillance
- * Vehicle Entrance
- * Pedestrian Entrance

principle 9:

community

community engagement.

The diversity of safe, accessible and adaptable accommodation, along with additional density, serves to enhance community interaction, support the Harbourside Village and provide some landmark vitality / residential presence to the public beach.



community engagement.

A preliminary consultation process was conducted between 25 May and 2 June 2022 using a variety of methods to reach key stakeholders and the local community, as outlined below:

FLYERS

A succinct A5 flyer was produced that captured the essence of the development proposal and how the local community were able to engage. 1000 flyers were printed and distributed through a letterbox drop.

“KITCHEN TABLE” CONSULTATIONS

Edge conducted “kitchen table” discussions to neighbouring residents directly impacted by the proposal, comprising owners / residents of:

40 Alexandria View
27 Shoreham Turn
23 Shoreham Turn
64 Alexandria View

ONLINE SURVEY

An online survey was created to enable a greater audience to access the major engagement component of the project. The online survey was designed to be a succinct survey of 5-10 minutes to capture the negotiable aspects of the project. This survey was advertised in the local community newspaper and via flyers distributed to households surrounding the site. The survey generated a total of 90 respondents.

COMMUNITY OPEN HOUSE

Members of the public were invited to attend a community event in the nearby Marina Mindarie Keys on Wednesday 1 June from 5-7pm. A total of 22 people attended the event.

NEWSPAPER ADVERTISEMENT

A newspaper advertisement was published in the Joondalup and Wanneroo local newspapers, as well as Perth Now, in May to further promote the online survey and Community Open Day to the local and wider communities.

community benefits.



For the community...

Deep soil zones provision in excess of minimum requirements, allowing for deep soil zones throughout the site allowing for mature trees and shade.

Landscaped public facing spaces are provided at the front and rear of the site. The development will bring to life a landmark site that is targeted to attract owner-occupiers seeking to benefit from and enhance the attractions and amenities of this walkable waterfront precinct.

Improved public footpath facilities along the western facade provide a pleasant ocean front walkway for the community to utilise.

A diverse range of apartments are designed to suit the target demographic. The apartment and townhouses are suitable for downsizers and owner-occupiers.

principle 10:

aesthetics

design precedents.

The proposed aesthetic seeks to combine climate sensitive articulation with natural patterned forms synonymous with its coastal positioning. These forms have been refined with a high degree of movement in the form of the dominant balcony edges and contrasting with subtle angled overhangs to exposed windows that offer weather protection, an element of privacy and plays of shadow.



design precedents.

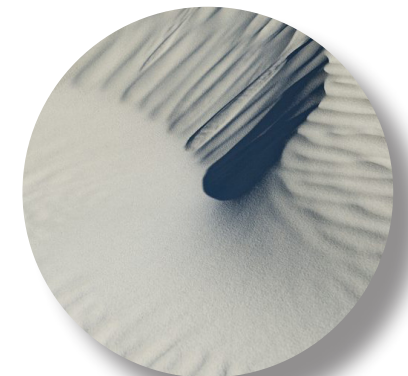
FACADE DETAIL

The proposed aesthetic seeks to combine climate sensitive articulation with natural patterned forms of sand, water, and dune formations synonymous with its coastal positioning.



BUILDING SHAPE

At ground level, local colours and textures are proposed. Above ground, simpler finishes and consistently light colouring is proposed. This will accentuate the play of light and shade where direct sunlight is limited and allow the colours of the surrounds to be captured and reflected at dawn and dusk.



materials & finishes.

Alexandria View Elevation



materials & finishes.

Rear Elevation



Medway Lane Elevation



materials & finishes.

Stockton Lane Elevation

