

# Sorrento Surf Life Saving Club Facility Redevelopment Project

## Frequently Asked Questions

### What works will be undertaken as part of the redevelopment?

The City is planning to redevelop the Sorrento Surf Life Saving Club facility. The redevelopment works will include:

- Demolition of the existing Sorrento Surf Life Saving Club facility.
- Construction of a new surf club facility including a commercial café / restaurant.
- Construction of new public amenities.
- Development of new passive recreation areas.
- Construction of additional car parking.

### Why is the City redeveloping the Sorrento Surf Life Saving Club facility?

The Sorrento Surf Life Saving Club is one of the largest clubs in the City of Joondalup with over 2,200 members and is a dedicated volunteer organisation providing services to the community including beach patrols (at Sorrento Beach and Hillarys Boat Harbour); lifesaving services; surf skills training and competition; beach safety education; and first aid.

The existing clubrooms were originally constructed in the 1960's and have undergone a number of refurbishments and significant maintenance since that time. As an aging building, there are ongoing issues with the existing site and facility which impacts the club's ability to operate safely and grow their membership. These include:

- Inadequate size and poor layout of facility.
- Distance of facility to swim beach area.
- Sand drifts.
- Flooding and drainage issues.
- Ongoing maintenance issues due to age of the facility.
- Inadequate parking (particularly on weekends during the summer months).

### How much will the project cost and how will it be funded?

The project is estimated to cost approximately \$14,000,000. External funding of \$8,000,000 was committed to the project through the 2021 State Government election and the Sorrento Surf Life Saving Club have committed \$1,000,000 to the project. The remainder of funds will be provided by the City.

### What happens next and when will the construction works take place?

In 2024 and 2025, detailed designs will be developed. Construction works are anticipated to commence in early-2026 and will continue for approximately 18 months.

### What new public amenities and passive recreation areas will be included?

The new facility will include public toilets, showers (indoor and outdoor) and change rooms. A stand-alone public amenities building to the north of the new facility will also include toilets, showers and change rooms.

A new Changing Places facility (to replace the existing facility) has been included with larger than standard accessible toilets, providing people with a disability and high support needs access to suitable bathroom facilities. Storage space for the City's free-use beach wheelchair has also been included.

New passive recreation areas around the building and additional car parking will also be provided as part of the project and will include landscaped areas; bench seats; bike racks; lighting; and accessible dual use paths. The project will also include public artwork.

### Will beach access be impacted by the redevelopment?

Access points to Sorrento beach may be modified as part of the project to assist with the operations of Sorrento Surf Life Saving Club, however the City will ensure that access to the beach is maintained or improved.

## Where will the new facility be located and what will it include?

The new surf club facility will be located to the north of the existing building as indicated on the site plan in order to provide the club with better access to Sorrento Beach north. The building will have direct access to the existing car parking and beach.

To minimise the footprint of the new facility and address the site contour / level changes, the new facility will be a two-storey design. The lower level will include the Sorrento Surf Life Saving Club's storage and change room areas, plus new public amenities (toilets and showers). These areas will have direct access to the beach. The upper level will include the Sorrento Surf Life Saving Club's operational areas. A lifeguard tower will also be included in the building.

A stand-alone public amenities building will be located adjacent to the northern car park to service visitors to Sorrento Beach north.

A commercial café / restaurant space with an outdoor dining area will also be included in a separate building, to the south of the proposed Surf Life Saving Club facility.

A floorplan and artist impression of the buildings have been included to give a general indication of how the facilities are proposed to look, however this may change when more detailed plans are undertaken. Colours and finishes of the buildings will be determined during detailed design stage however will consider the local area.

The facility will look to include environmentally sustainable design features such as waterless urinals; photovoltaic (solar) panels; energy efficient light fittings and reduced flow water fixtures. Consideration will also be given to fixtures and finishes that are suitable for coastal locations.

## How will the new Sorrento Surf Life Saving Club facility be managed?

Subject to approvals, the surf club areas of the new facility will be operated by the Sorrento Surf Life Saving Club, similar to the existing tenure arrangements, in accordance with the City's Property Management Framework.

It is expected that the usage of the new facility will increase as a result of the larger spaces and more functional layout. This additional usage is largely anticipated to be during the day by the Sorrento Surf Life Saving Club and local community groups who currently do not use the existing clubroom due to the size and layout issues.

## Is the swim enclosure going to be re-installed at Sorrento Beach north?

Following the removal of the swim enclosure in 2020 due to structural failure of materials, the City is currently investigating

alternate enclosure suppliers. A new swim enclosure will not be installed until this investigation has been completed.

## Are additional car parking works included as part of the project?

Sorrento Beach is a very popular swimming beach and attracts people from all around the Perth metropolitan area. There are currently 290 car parking bays across the southern and northern car parks off West Coast Drive. The beach experiences high levels of parking demand during the summer months from residents, Sorrento Surf Life Saving Club members and visitors from outside of the City.

The new building is designed to provide larger and improved facilities and attract users during off peak periods (week-day daytime use). Additional usage during the evening may also be a result of the new café / restaurant.

A traffic and parking assessment has been undertaken to assess the potential impact of the redevelopment on the adjacent road network, as well as the demand for and use of parking, and pedestrian, cycling and public transport access.

The report concluded that an increase in parking supply be considered in the project to support the new facility. The design has included an additional 35 car parking bays.

The traffic and parking assessment also identified the current safety issue between pedestrians / cyclists and surf club equipment and vehicle movements along the footpath between the existing facility and the beach. The design has sought to reduce this issue by re-directing the footpath around the east side of the new facility.

The assessment also discussed options to improve traffic movements along West Coast Drive near the existing facility, as this road experiences high traffic volumes, particularly on weekends over summer. No works have been included in this project to West Coast Drive. Future traffic improvements to the road may be considered by the City, separate to this project.

In addition, the City monitors parking in accordance with the City of Joondalup Parking Local Law. Illegal parking can result in infringements being issued. Any instances of illegal parking should be reported to Field Services on 9400 4000.

## Will I still be able to use the beach and toilets / change rooms during construction?

The City is planning to retain the existing surf club building during construction, with demolition to be undertaken once the new facility has been built.

Access to Sorrento beach may be modified during construction and if required, the City will provide temporary toilets / change rooms for the public.

## Will the sand dunes / vegetation be impacted by the redevelopment?

The new facility has been designed to minimise the impact on the existing vegetation at the site. The native vegetation within the dune system to the north of the existing facility may be impacted by the redevelopment in order to provide the Sorrento Surf Life Saving Club with direct access to the beach. The City will seek to retain as much of the native vegetation as possible in this area and will include additional remediation works in the project to other areas of the dune system at this beach.

Landscaping will be included in the project and will complement the existing native, coastal vegetation. The City will also seek to transplant the existing mature pine trees, either to new locations within the site, or to suitable alternate reserves.

Specific details of the vegetation and trees on site, including any trees or native vegetation that need to be removed, will be identified as the design progresses. During construction, environmental protection measures will also be implemented to manage potential environmental impacts on this vegetation.

## How will the new commercial café / restaurant be managed, and will it impact nearby facilities?

The commercial café / restaurant space will be leased to a private operator in accordance with the City's tenancy policies and processes, subject to approvals. An expression of interest process will be undertaken prior to find a suitable tenant for this space.

The City has undertaken a retail needs assessment to understand the suitability and viability of the proposed commercial café / restaurant. The report indicated that there is an undersupply of commercial café / restaurant space within the region and a new commercial area was supported.

The inclusion of a commercial café / restaurant will provide residents and visitors with additional coastal dining opportunities. It will also provide the City with additional rental income which will help to reduce the operational cost of the facility.

## Will the new facility impact views to the ocean for nearby residents?

The existing facility is located directly opposite residential properties on the east side of West Coast Drive. The new facility will be located further north on the site and may be located directly opposite residential properties.

The new facility will be a two-storey design and the attached street-view artist impressions indicates what the views will look like from West Coast Drive.

## Who do I contact for more information?

Further information on the project can be found on the City's website at [joondalup.wa.gov.au](http://joondalup.wa.gov.au) by contacting the City on 9400 4000 or via email to [info@joondalup.wa.gov.au](mailto:info@joondalup.wa.gov.au)



# Site Plan

- PROPOSED NEW PUBLIC AMENITIES
- EXISTING NORTH BEACH ACCESS & GRASSED AREAS TO BE RETAINED
- EXISTING CARPARK NORTH TO BE RETAINED
- PROPOSED NORTH CARPARK MODIFICATIONS
- EXISTING PUBLIC TOILETS TO BE DEMOLISHED
- PROPOSED NEW SURF CLUB
- PROPOSED SOUTH CARPARK MODIFICATIONS
- EXISTING SURF CLUB TO BE DEMOLISHED
- PROPOSED NEW COMMERCIAL BUILDING
- EXISTING CARPARK SOUTH TO BE RETAINED AND MODIFIED IN AREAS NOTED





ARTIST IMPRESSION - LOOKING WEST FROM WEST COAST DRIVE (SURF CLUB FACILITY)



ARTIST IMPRESSION - LOOKING SOUTH FROM SORRENTO BEACH (SURF CLUB FACILITY)



ARTIST IMPRESSION - LOOKING SOUTH FROM SORRENTO BEACH (COMMERCIAL SPACE)





**STREET VIEW - LOOKING WEST FROM WEST COAST DRIVE (SURF CLUB FACILITY AND COMMERCIAL SPACE)**

BEFORE



AFTER



**STREET VIEW - LOOKING NORTH FROM WEST COAST DRIVE (SURF CLUB FACILITY AND COMMERCIAL SPACE)**

BEFORE



AFTER



**STREET VIEW - LOOKING SOUTH FROM WEST COAST DRIVE (SURF CLUB FACILITY)**

BEFORE



AFTER