

## BUILT FORM MODELLING

Images have been taken at eye level at 10 different positions within the Sorrento Activity Centre. These locations are listed below and indicated on Map 1.

1. Centre of the roundabout at the Ocean Beach Road/ Melbourne Road intersection looking east.
2. Ocean Beach Road/ George Street intersection looking west.
  - a) Centre of Ocean Beach Road
  - b) Northern side of Ocean Beach Road
  - c) Southern side of Ocean Beach Road
3. Ocean Beach Road/ George Street intersection looking east
4. Point Nepean Road / Esplanade intersection looking south-west
5. Foreshore area looking west to Ocean Beach Road
6. Point Nepean Road (south of Ocean Beach Road) looking east to foreshore
7. View from Morce Avenue looking south-east.
8. An oblique aerial view of Ocean Beach Road looking north.



**Map 1.** Positions from which built form options are tested.

## POSITION 1

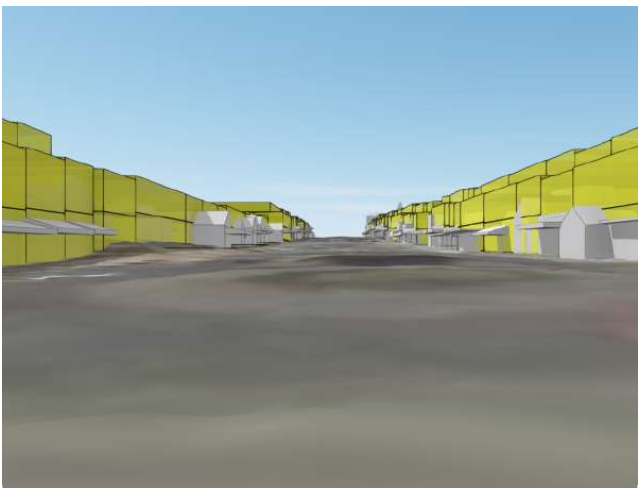
Height and setback options viewed from Ocean Beach Road/ Melbourne Road intersection looking east.



Existing development



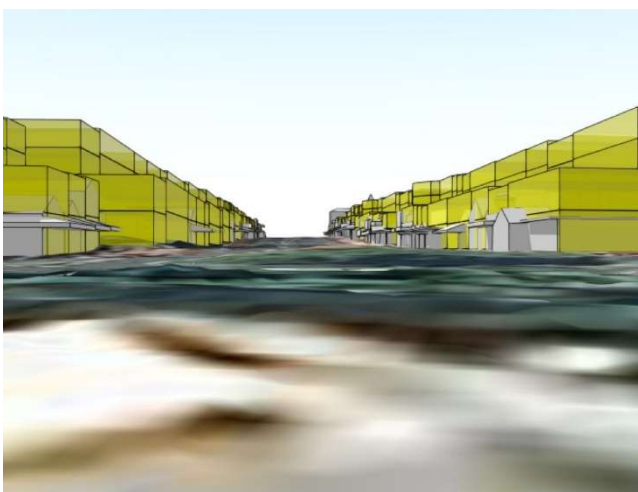
Existing development with two storey development and no setbacks (heritage setbacks applied)



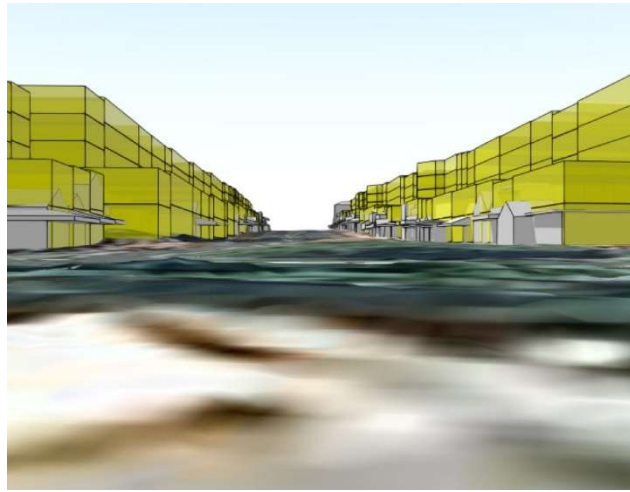
Existing development with three storey development and the third storey set back 4m (heritage setbacks applied)



Existing development with three storey development and the third storey set back 8m (heritage setbacks applied)



Existing development and four storey development with the top two storeys set back 8m



Existing development with five storey development and top three storeys set back 8m

## POSITION 2a

Height and setback options as viewed from Ocean Beach Road/ George Street intersection looking west  
(Centre of Ocean Beach Road)



Existing development



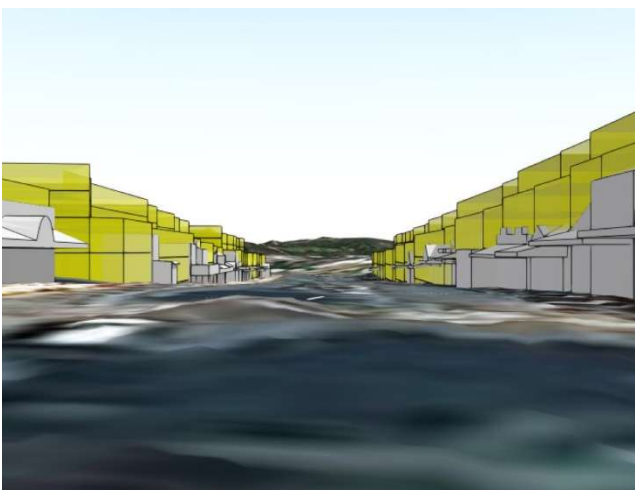
Existing development with two storey development and no setbacks (heritage setbacks applied)



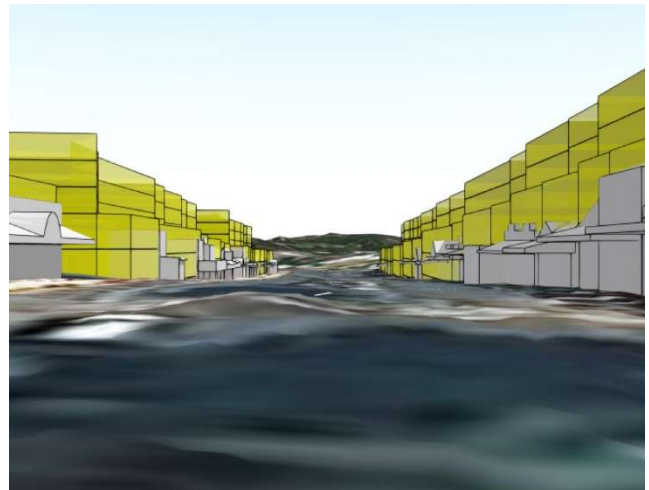
Existing development with three storey development and the third storey set back 4m (heritage setbacks applied)



Existing development with three storey development and the third storey set back 8m (heritage setbacks applied)



Existing development and four storey development with the top two storeys set back 8m



Existing development and five storey development with the top three storeys set back 8m



## POSITION 2b

Height and setback options as viewed from Ocean Beach Road/ George Street intersection looking west  
(Northern side of Ocean Beach Road)



Existing development



Existing development with two storey development and no setbacks (heritage setbacks applied)



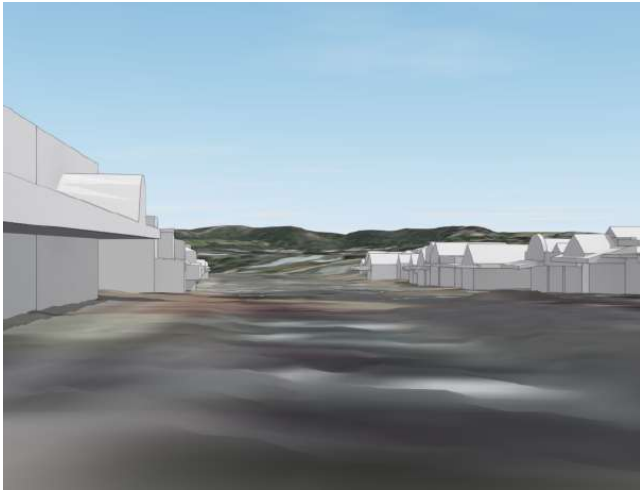
Existing development with three storey development and the third storey set back 4m (heritage setbacks applied)



Existing development with three storey development and the third storey set back 8m (heritage setbacks applied)

## POSITION 2c

Height and setback options as viewed from Ocean Beach Road/ George Street intersection looking west  
(Southern of Ocean Beach Road)



Existing development



Existing development with two storey development  
and no setbacks (heritage setbacks applied)



Existing development with three storey development and  
the third storey set back 4m (heritage setbacks applied)



Existing development with three storey development and  
the third storey set back 8m (heritage setbacks applied)

## POSITION 3

Height and setback options as viewed from Ocean Beach Road/ George Street intersection looking east.



Existing development



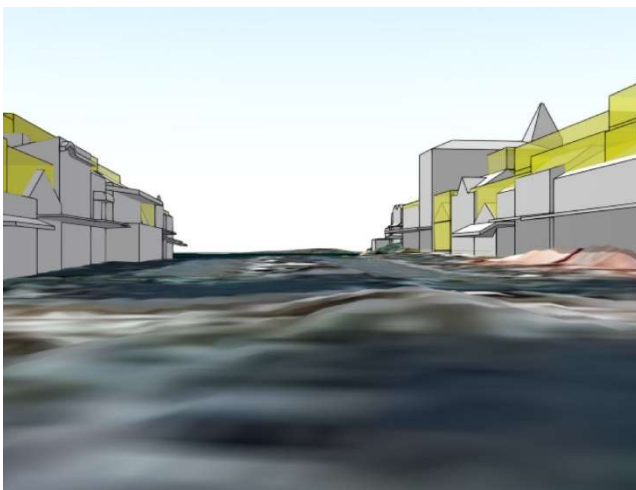
Existing development with two storey development and no setbacks



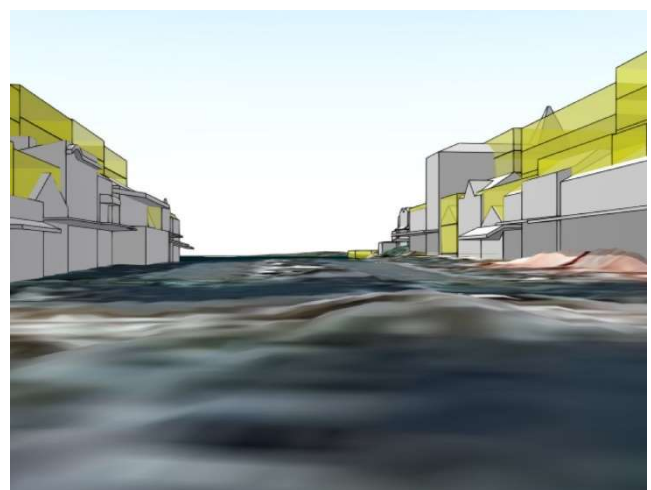
Existing development with three storey development and the third storey set back 4m



Existing development with three storey development and the third storey set back 8m



Existing development and four storey development with the top two storeys set back 8m



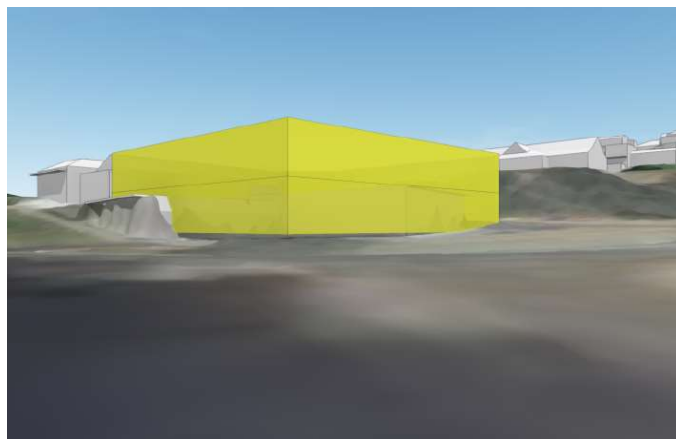
Existing development and five storey development with the top three storeys set back 8m

## POSITION 4

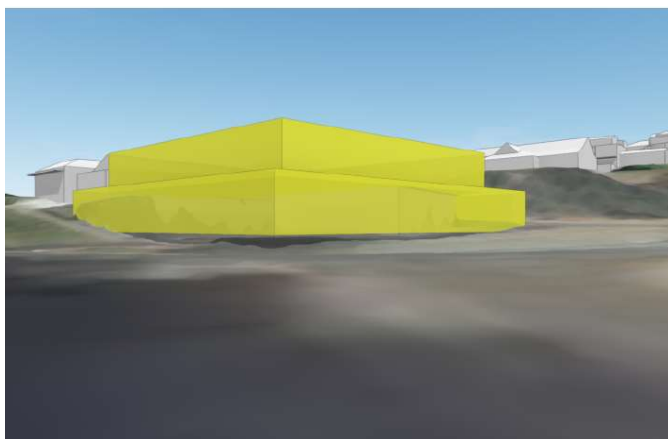
Height and setback options as viewed from Point Nepean Road / Esplanade intersection looking south-west



Existing development



Existing development with two storey development and 4m street boundary setback



Existing development with two storey development, ground floor with 0m street boundary setback



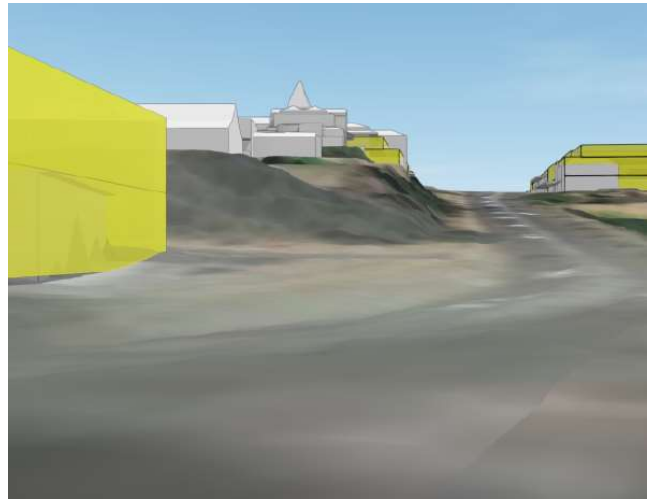
Existing development with three storey development and the third storey set back 4m

## POSITION 5

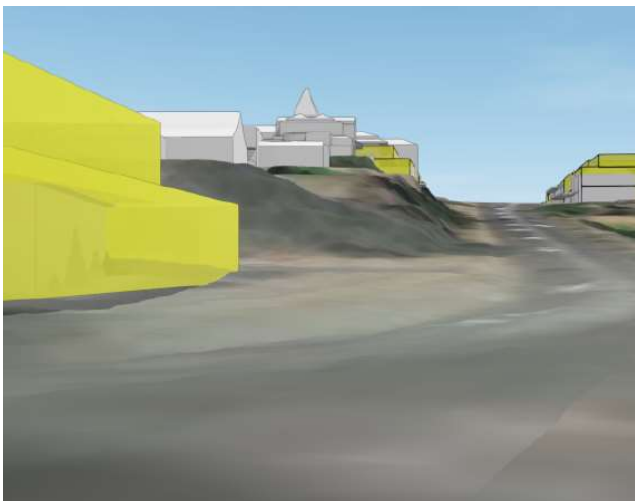
Height and setback options as viewed from the foreshore area looking west to Ocean Beach Road



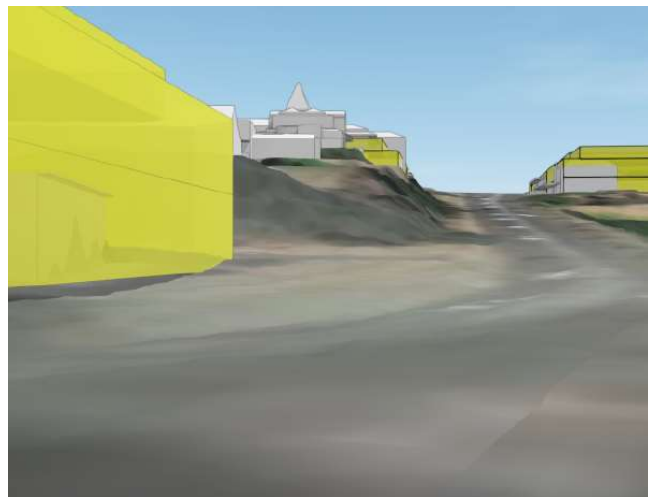
Existing development



Existing development with two storey development and 4m street boundary setback



Existing development with two storey development, ground floor with 0m street boundary setback

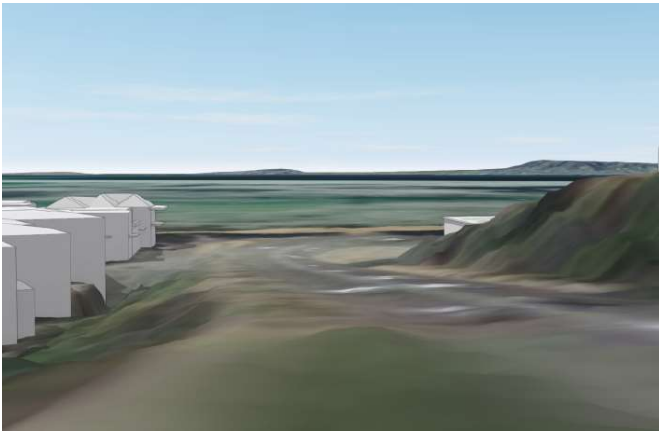


Existing development with three storey development and the third storey set back 4m

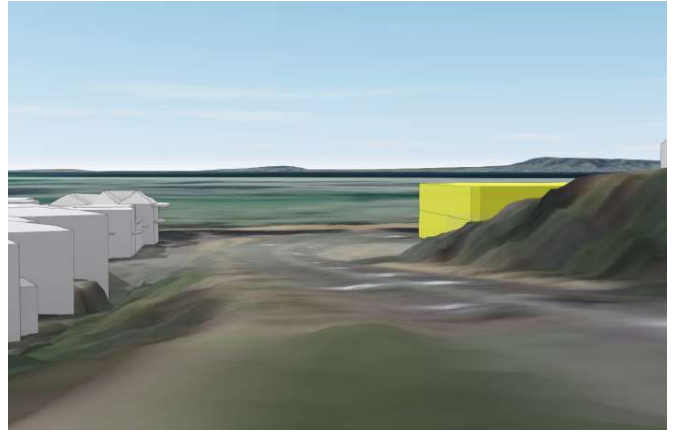


## POSITION 6

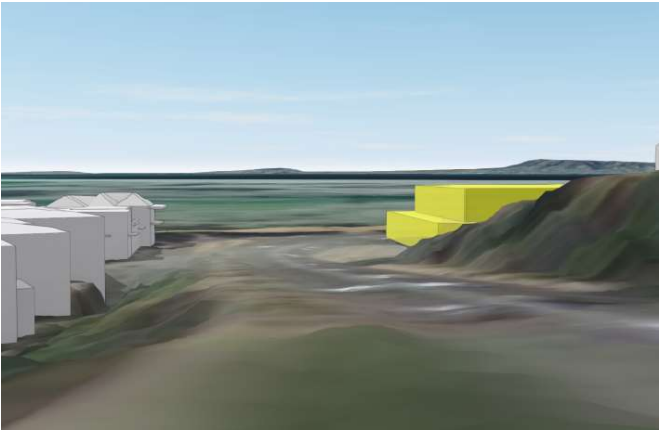
Height and setback options as viewed from Point Nepean Road (south of Ocean Beach Road) looking east to foreshore



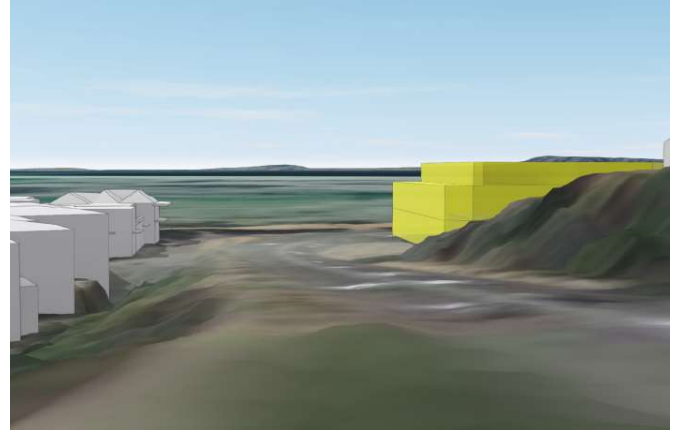
Existing development



Existing development with two storey development and 4m street boundary setback



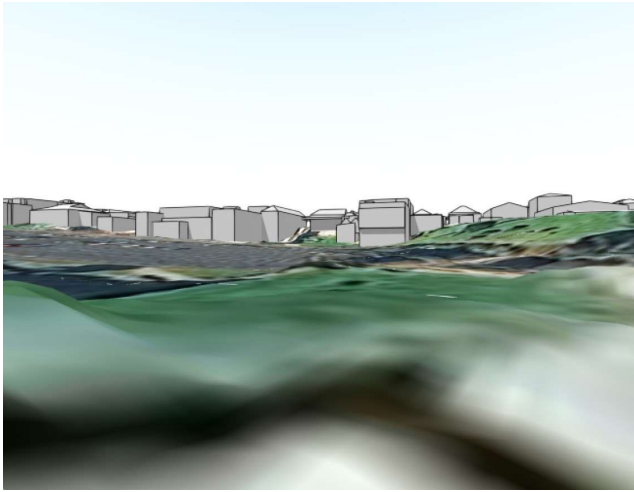
Existing development with two storey development, ground floor with 0m street boundary setback



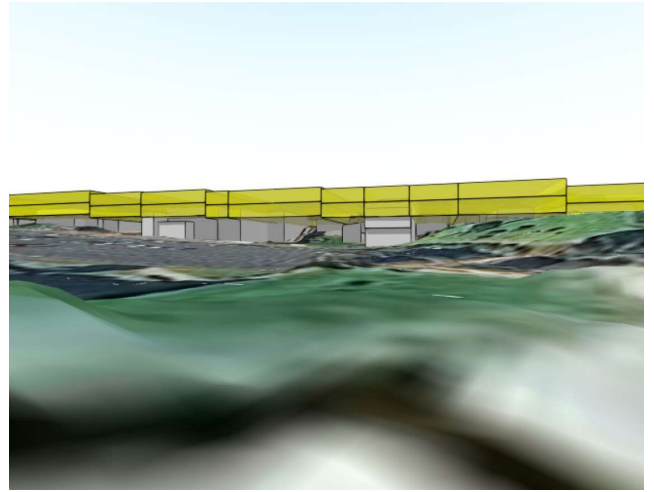
Existing development with three storey development and the third storey set back 4m

## POSITION 7

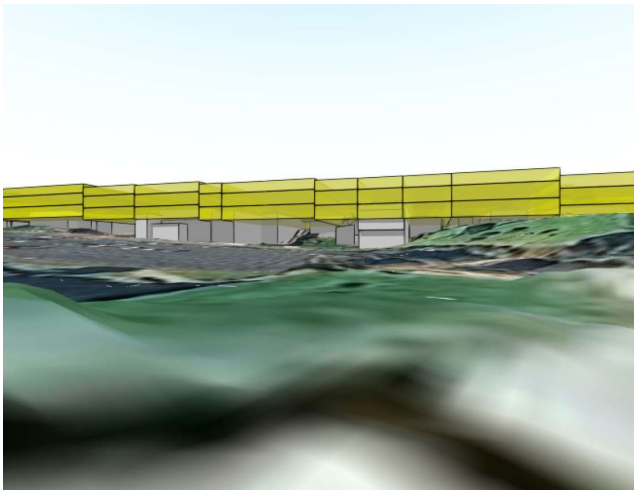
Height options as viewed from Morce Avenue looking south-east.



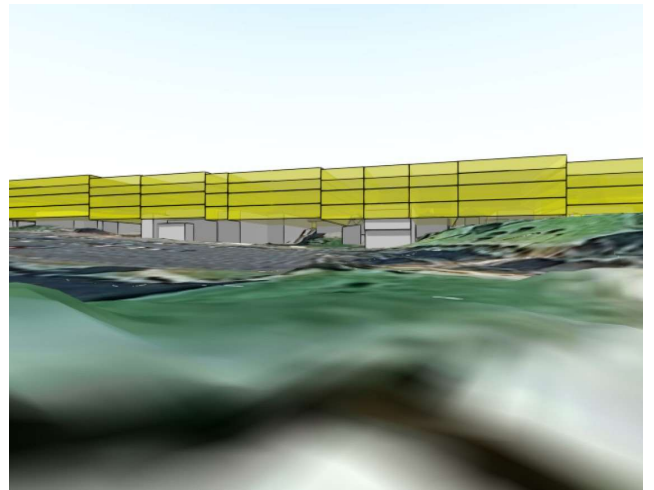
Existing Development



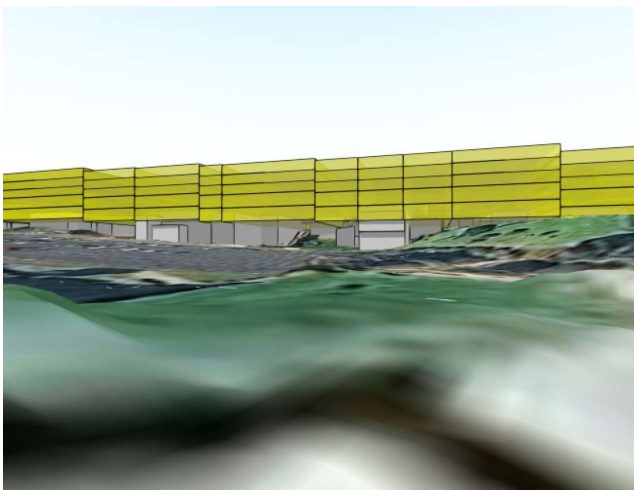
Existing development with two storey development



Existing development with three storey development



Existing development with four storey development

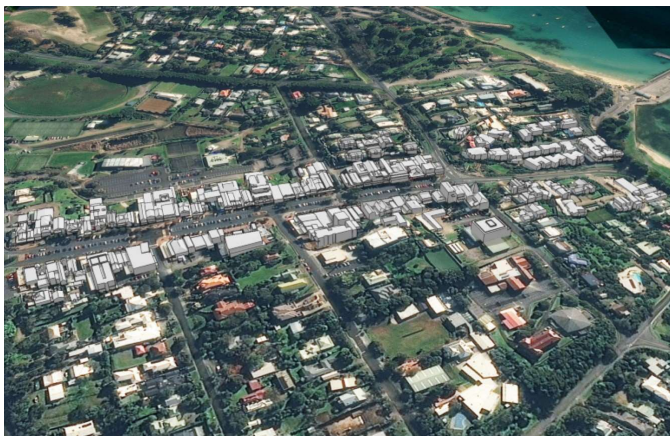


Existing development and five storey development



## POSITION 8

Height options as viewed from above Ocean Beach Road and looking to the north.



Existing Development



Existing development with two storey development



Existing development with two storey development and no setbacks



Existing development with three storey development and the third storey set back 4m



Existing development and four storey development with the top two storeys set back 8m



Existing development and five storey development with the top three storeys set back 8m

