



coles

**Clarke
Hopkins
exists**

COLES BELMONT

220074 | 158-162 HIGH STREET BELMONT 3216 VIC

TOWN PLANNING PACKAGE

REV b | MARCH 2024

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01

PORT PHILLIP

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GEELONG

5KM FROM GEELONG CITY CENTRE

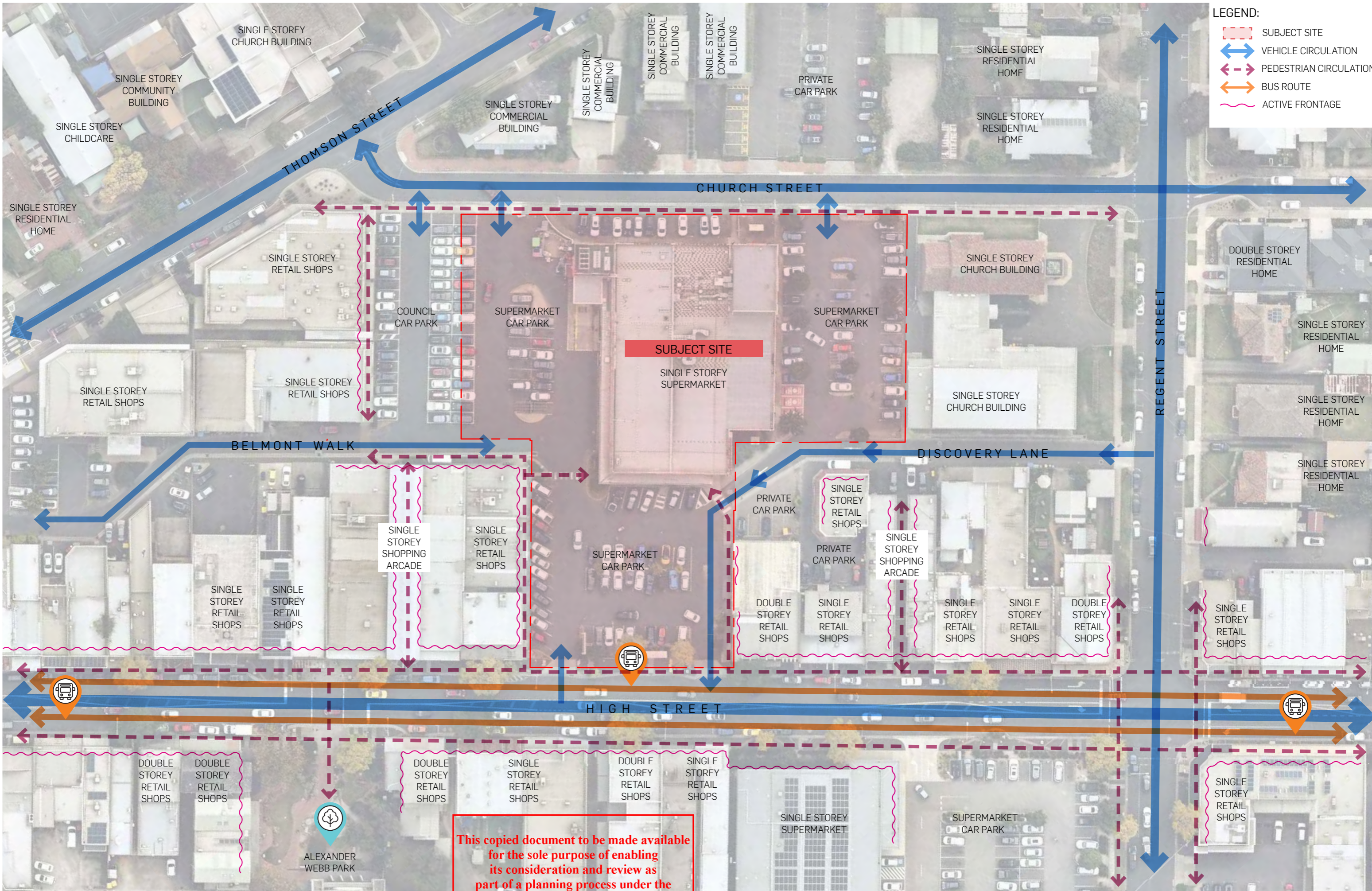
BARWON RIVER

SUBJECT SITE

BELMONT



- LEGEND:**
- SUBJECT SITE
 - VEHICLE CIRCULATION
 - PEDESTRIAN CIRCULATION
 - BUS ROUTE
 - ACTIVE FRONTAGE

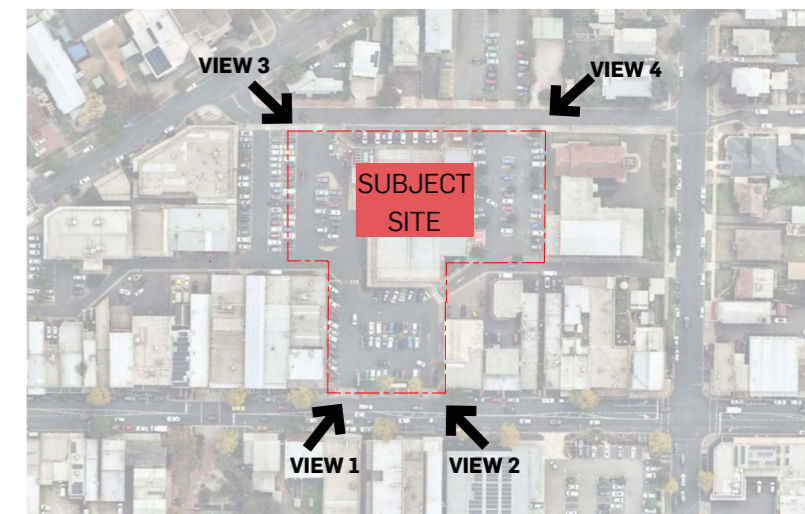


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VIEW 1



VIEW 2

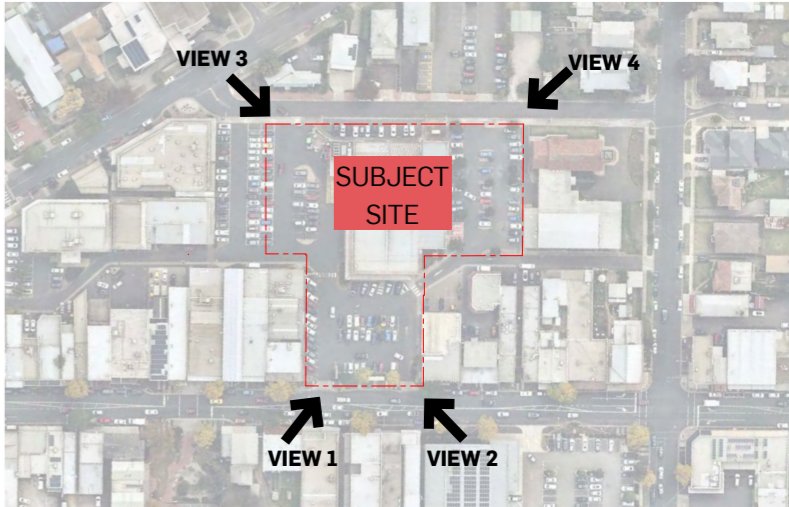
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VIEW 3



VIEW 4

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02

DESIGN CONCEPT

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A NEW VILLAGE CENTRE

The redevelopment of Coles Belmont promises to breathe new life into High Street and provide an enhanced shopping experience for the local community. The existing supermarket building will be replaced with a larger, more modern facility that will offer a wider range of products and services. With this redevelopment, the retail precinct will be reinvigorated and attract more shoppers, boosting the local economy.

The new building has been designed with pedestrian movement and experience in mind, ensuring that customers can easily and safely access the store. Additionally, the building's facade will feature biophilic design principles, incorporating natural elements like plants and greenery to create a calming and inviting atmosphere. The materiality and articulation of the build form also takes cues from its surrounding neighbours to improve precinct's distinct sense of space.

As part of the project, a public art wall will be installed to engage the local community and showcase local artistic talents. A new forecourt and feature canopy on High Street will serve as an extension to the High Street retail experience and enhances the amenities of the existing bus stop.

Overall, the redevelopment of Coles Belmont promises to be a positive step forward for the local community, providing a modern and inviting retail experience while also incorporating sustainable and community-focused design principles.



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CONTEXTUAL BUILT FORM & MATERIALITY

- 1 Taking cues from neighbouring buildings with distinct built forms, materiality, sense of rhythm and pattern.
- 2 Expressed rhythms and portals to create a sense of depth and articulation.
- 3 Use of exposed structure to highlight key entry points that also serve as a forecourt cover to encourage lingering.



1



2



3

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BIOPHILIC FACADE & URBAN DESIGN

- 1 Existing conditions around & within the site feature very little landscaping
- 2 Optimise landscaping opportunities by incorporating vertical landscaping where possible.
- 3 Improve High Street interface by upgrading the public realm with more canopy cover and seating with integrated landscaping.



1



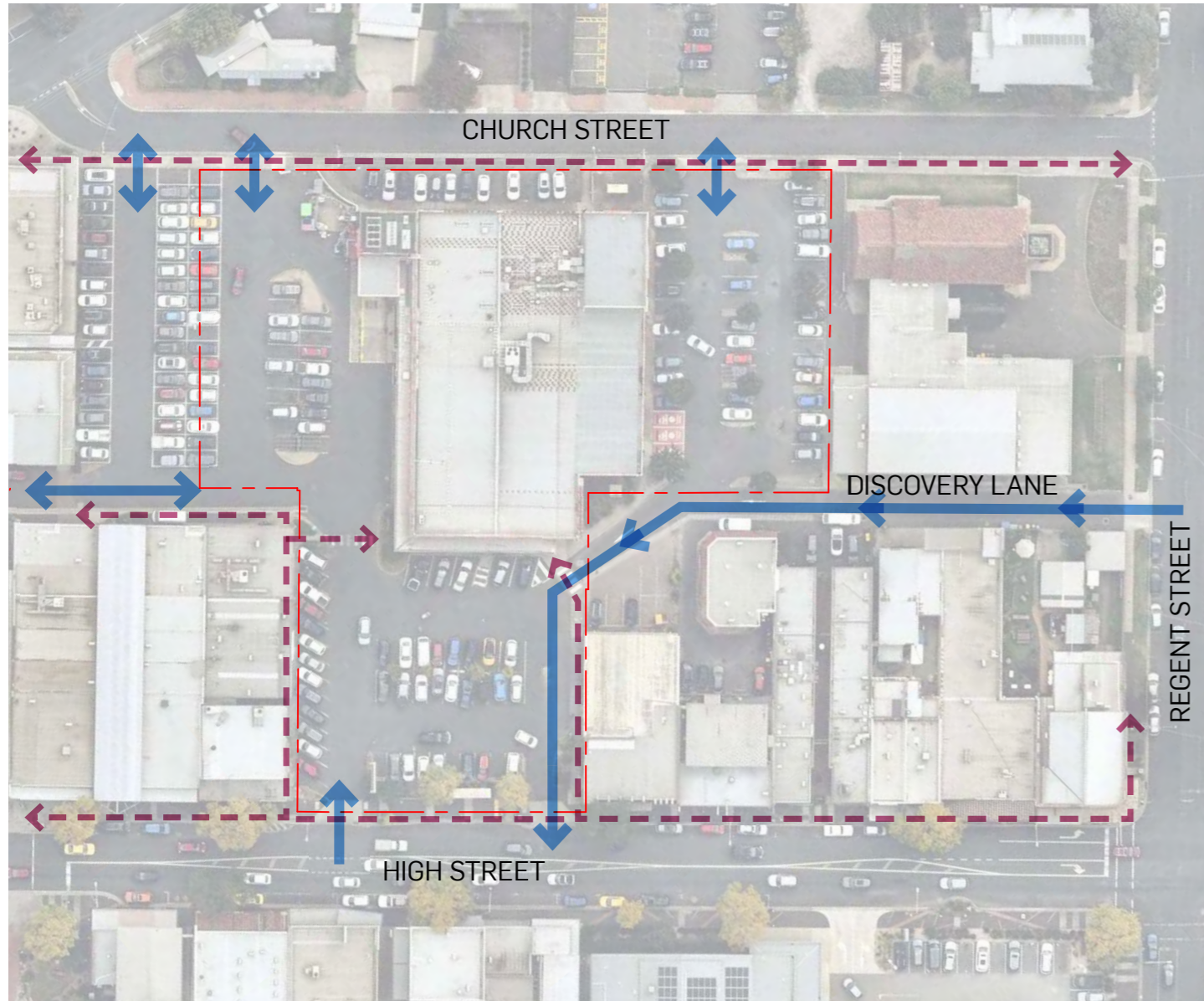
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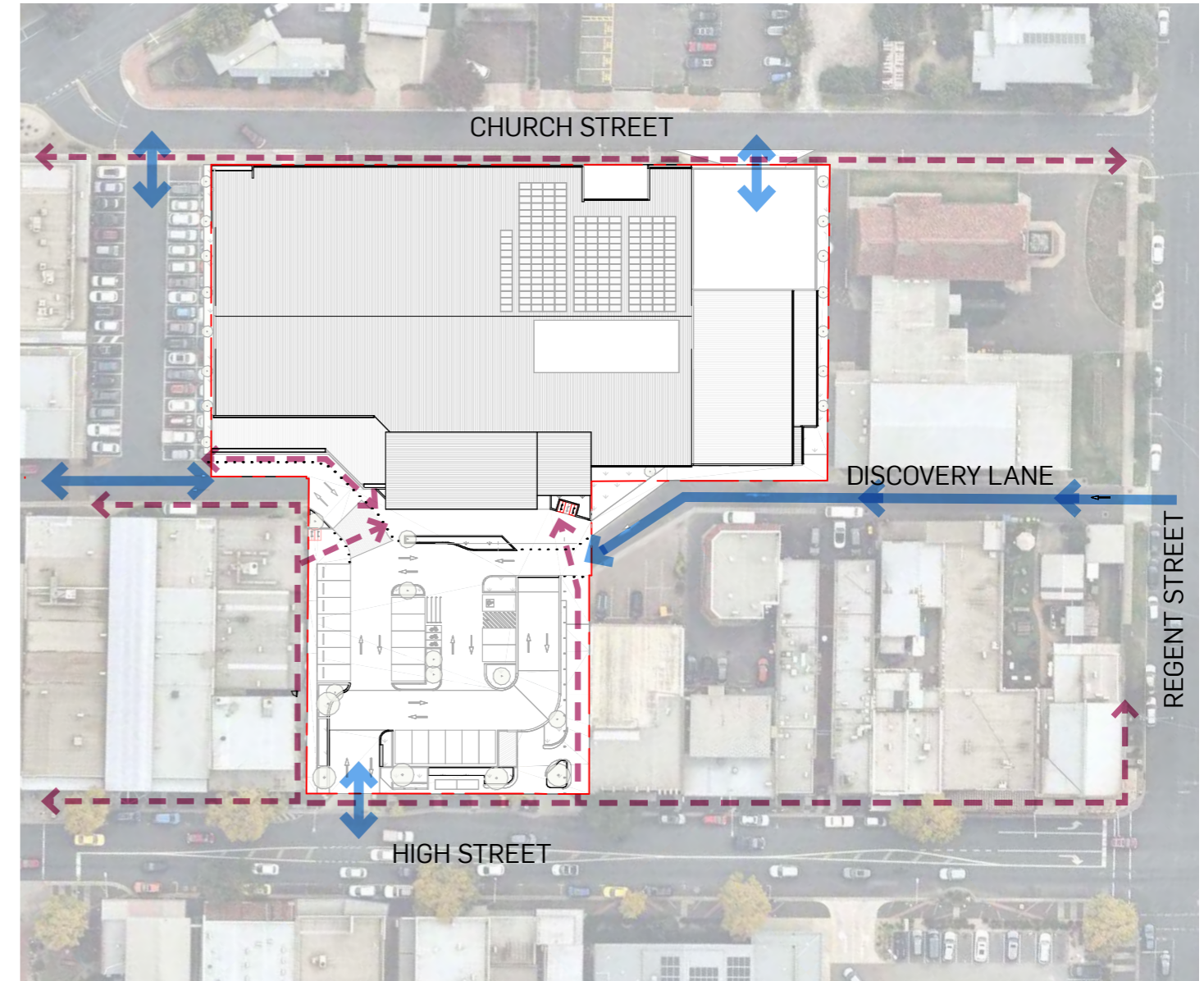
3

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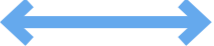

EXISTING



PROPOSED

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LEGEND

-  VEHICLE MOVEMENT & ACCESS
-  PEDESTRIAN MOVEMENT & ACCESS



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03

PROPOSED BUILDING DRAWINGS

DEVELOPMENT SCHEDULE	AREA(m ²)	DESIGN RATE	CARS REQUIRED
USE	3445+181	5 CARS PER 100m ²	181
SUPERMARKET	3445	5 CARS PER 100m ²	181
SHOP	205	4 CARS PER 100m ²	8
TOTAL CARS REQUIRED			189
TOTAL CARS PROVIDED			182
BIKE PARKING REQUIRED			6 STAFF
BIKE PARKING PROVIDED			6 STAFF
			8 PUBLIC
			10 PUBLIC

- LEGEND**
- ELECTRICAL EASEMENT
 - EXISTING SEWER EASEMENT
 - DEMOLISHED SEWER EASEMENT
 - REALIGNED SEWER EASEMENT

LEVEL NOTE:
 ALL LEVELS SHOWN ARE USES THE AUSTRALIAN HEIGHT DATUM (AHD) AS A LEVEL DATUM.
 ALL EXISTING LEVELS SHOWN ARE TAKEN FROM SURVEY DRAWING PREPARED BY TAYLORS (DRAWING NUMBER 23643/S1-01, VERSION 02).

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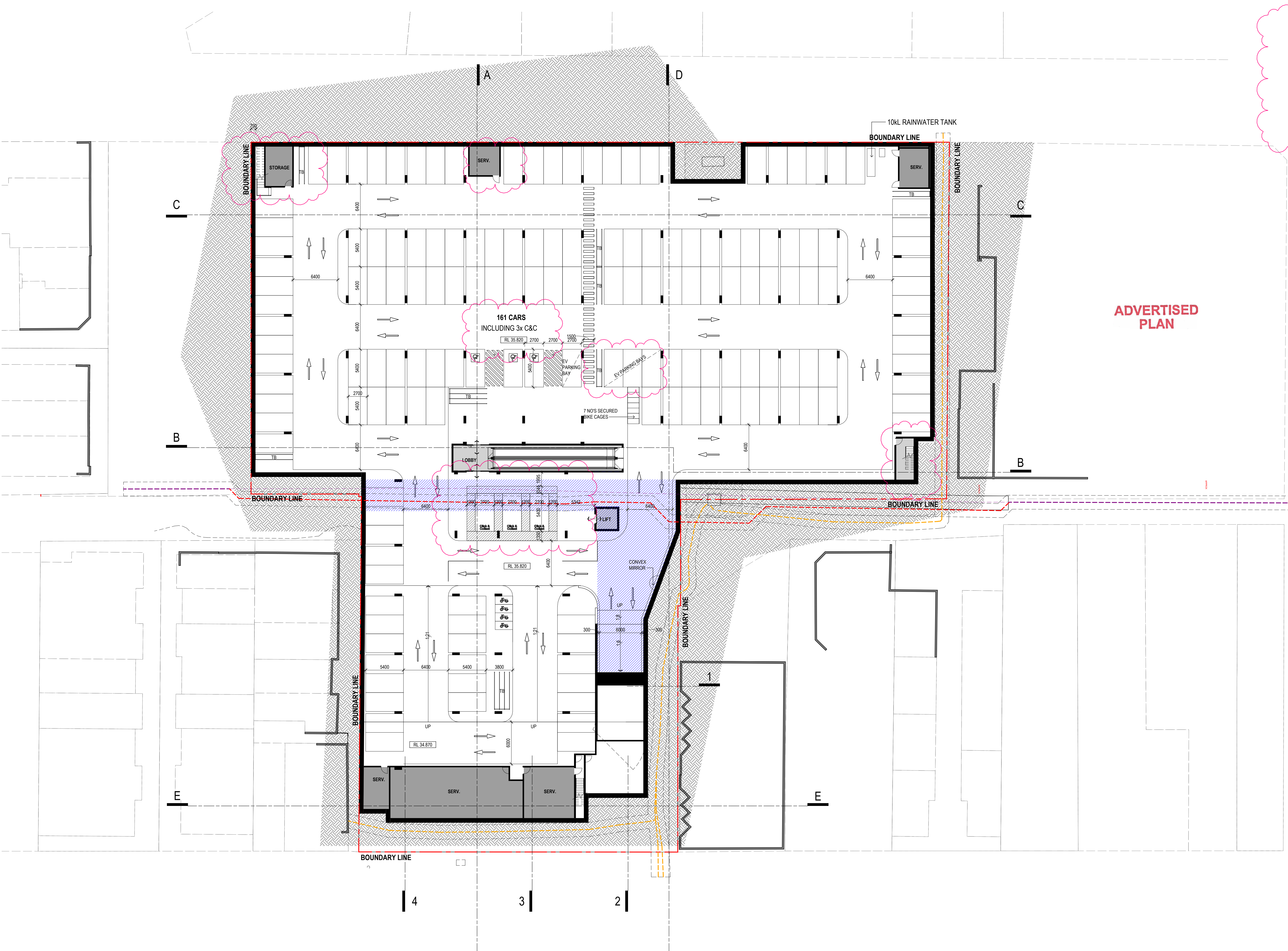
LEGEND

- ELECTRICAL EASEMENT
- EXISTING SEWER EASEMENT
- - - DEMOLISHED SEWER EASEMENT
- - - REALIGNED SEWER EASEMENT
- ▨ 2700mm CLEAR HEIGHT ZONE

LEVEL NOTE:

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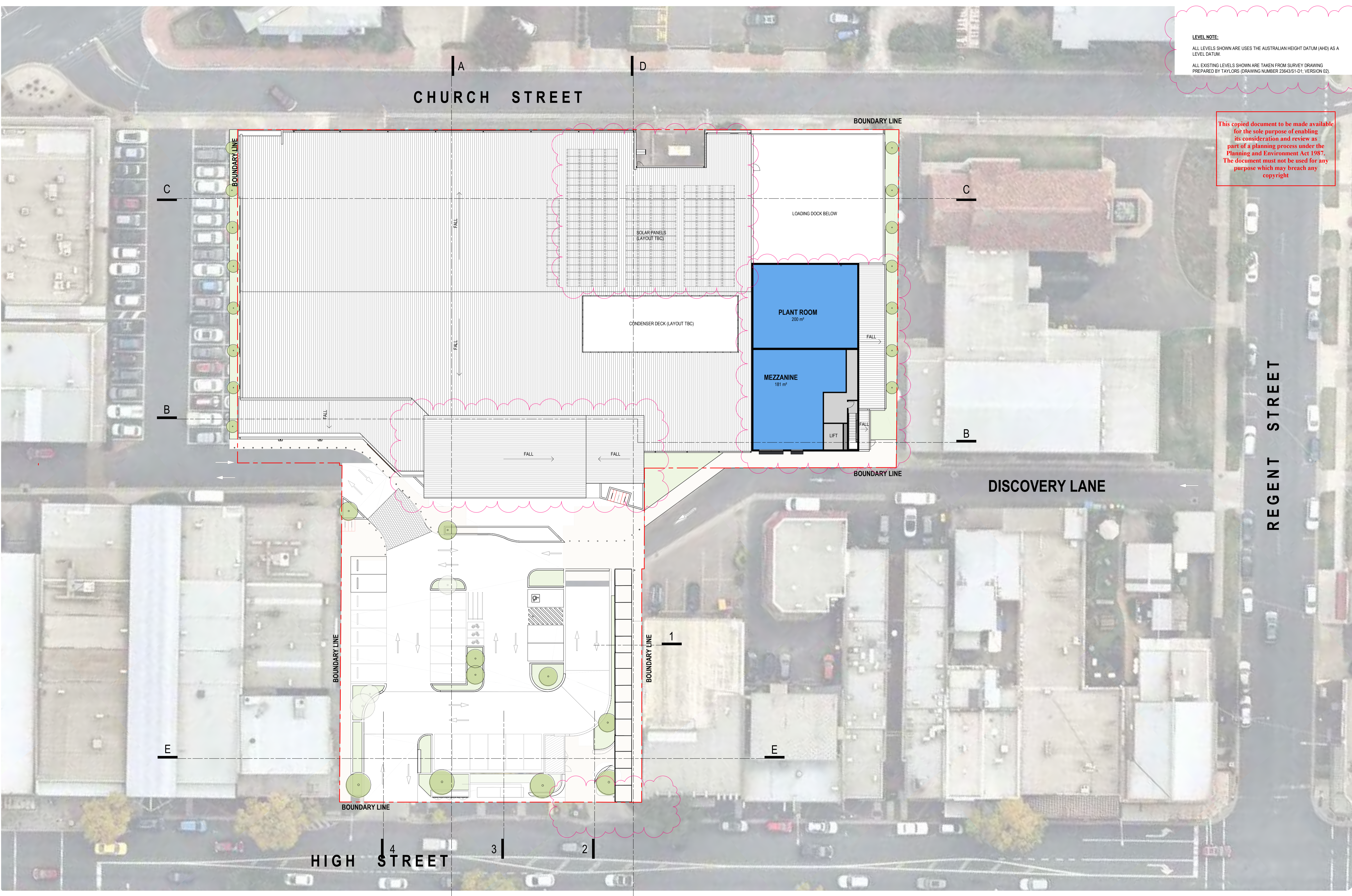


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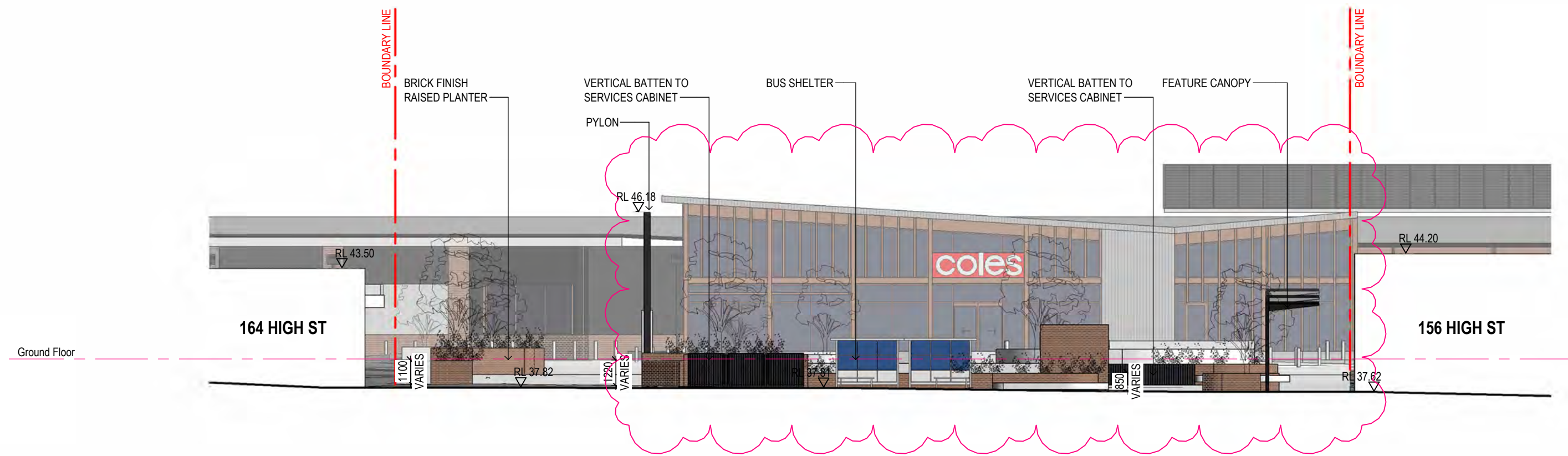


LEVEL NOTE:
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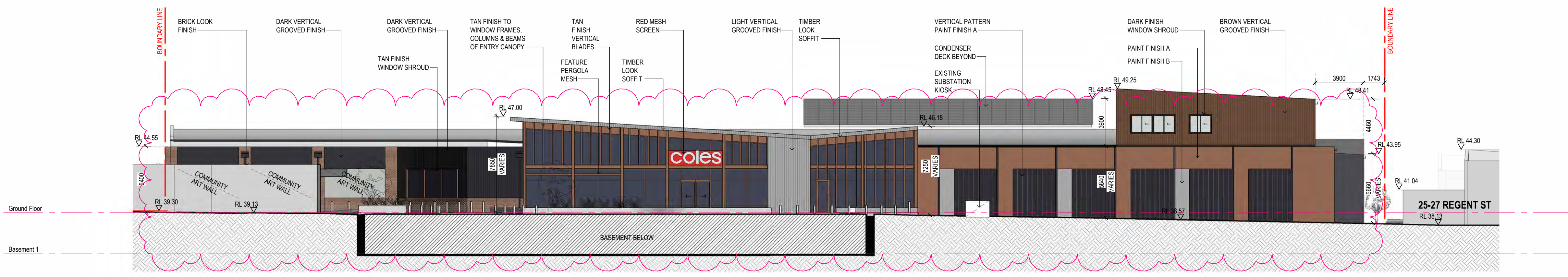
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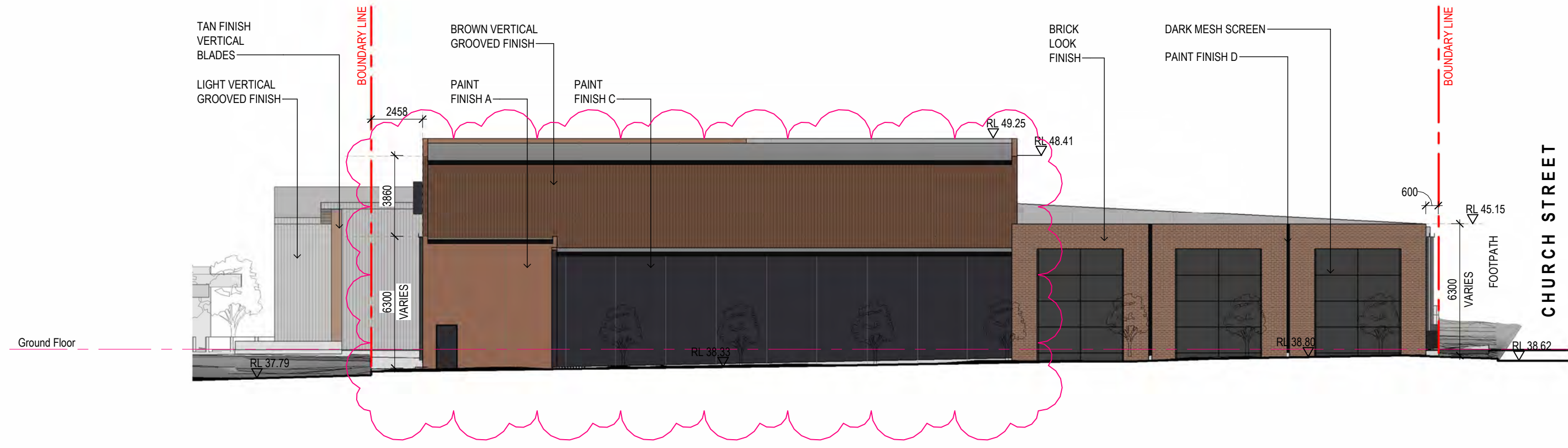


1 High Street Elevation
 Scale 1 : 200



2 East Elevation
 Scale 1 : 200

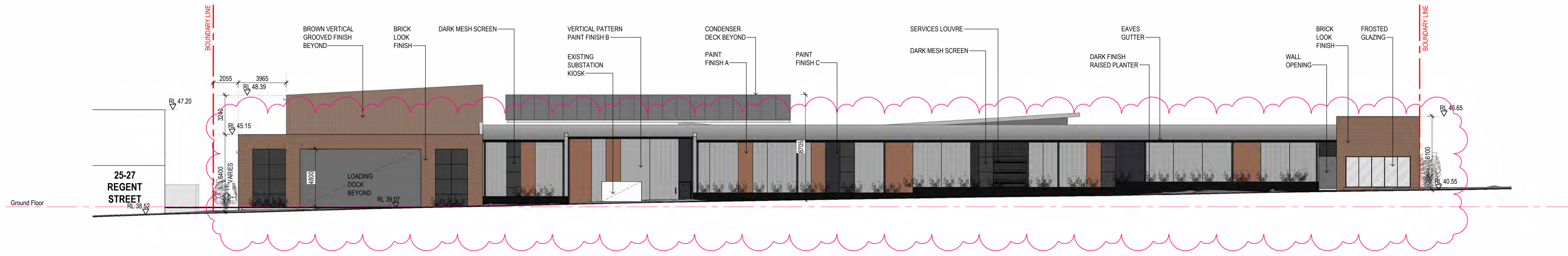
ADVERTISED PLAN



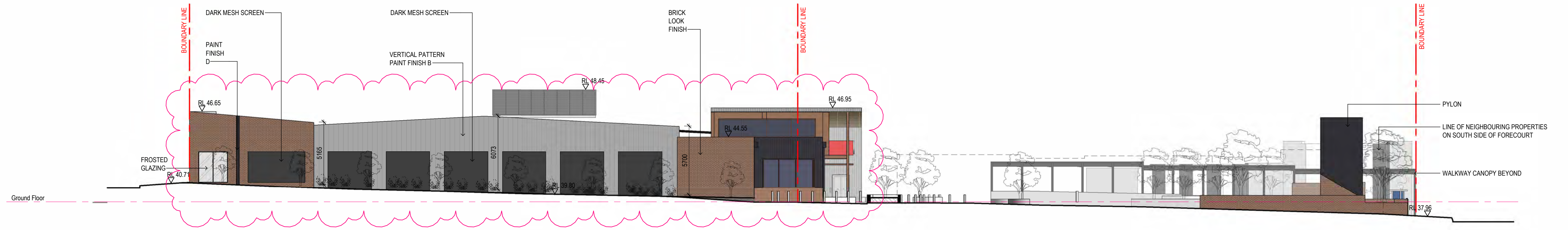
3 North Elevation
 Scale 1 : 200

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1 West Elevation
 Scale 1 : 200

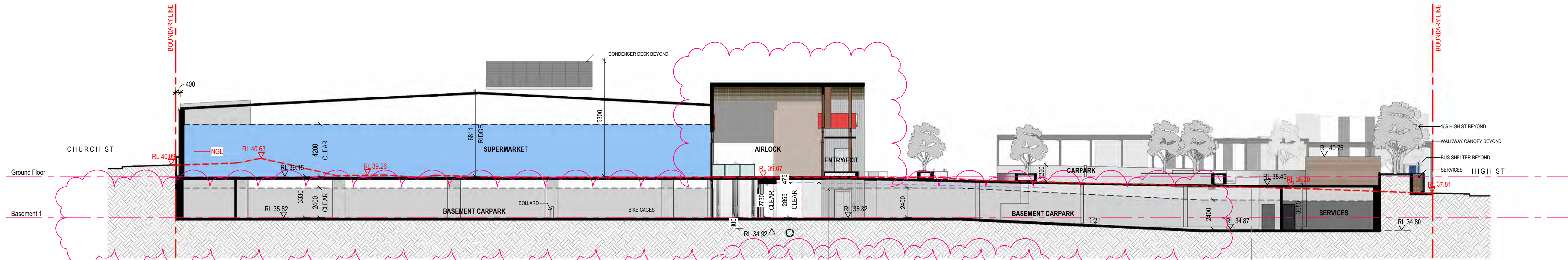


2 South Elevation
 Scale 1 : 200

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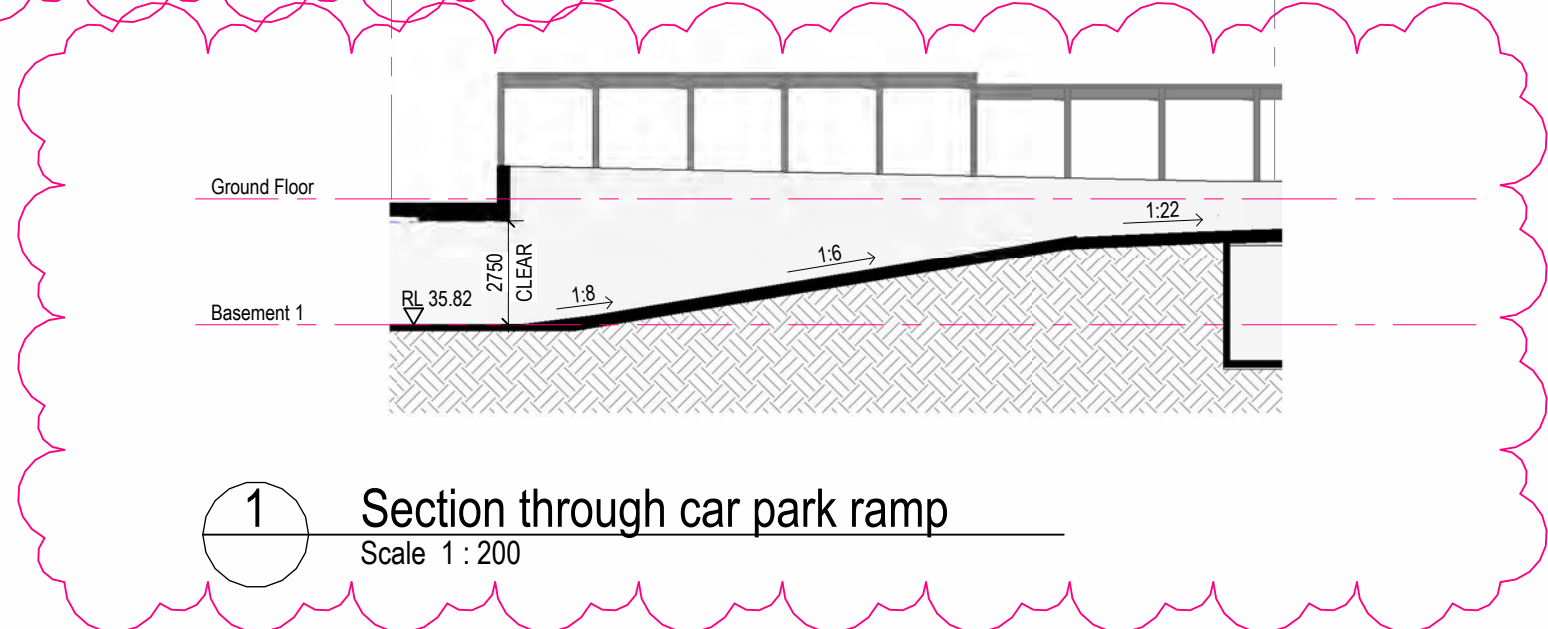
ADVERTISED PLAN

LEVEL NOTE:
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A Section A-A
 TP200 Scale 1 : 200

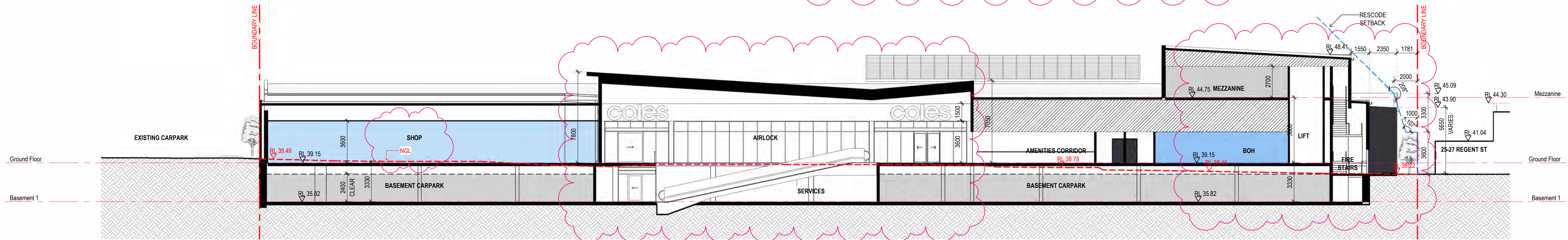
EASEMENT ZONE
 DASHED LINE INDICATES CLEAR HEIGHT FOR SERVICES
 DASHED BLUE LINE INDICATES TYPICAL BEAM HEIGHT
 1m WIDE 150mm THICK NON-STRUCTURAL SLAB ABOVE EASEMENT ZONE TO STRUCTURAL ENGINEER DETAIL.
 ALL SERVICES ABOVE EASEMENT ZONE TO BE 2700MM CLEAR.
 ANY MECHANICAL DUCTWORK ENCRDACHING OVER EASEMENT ZONE TO BE REMOVABLE AS REQUIRED.



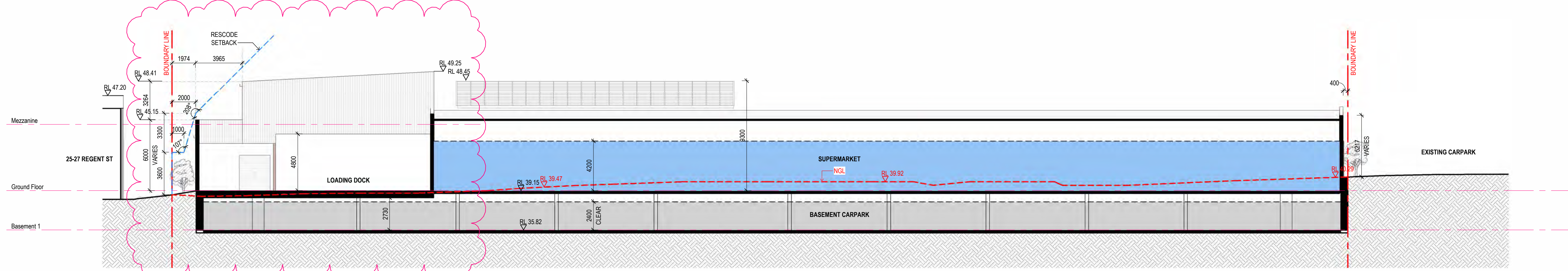
1 Section through car park ramp
 Scale 1 : 200

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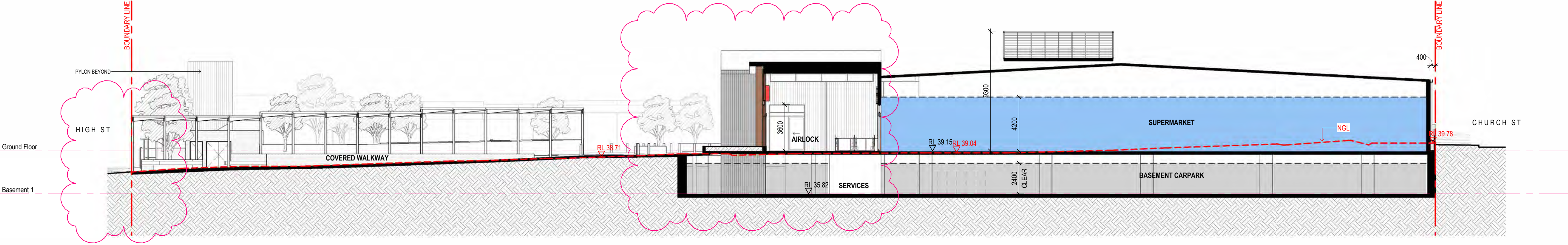


B Section B-B
 TP200 Scale 1 : 200

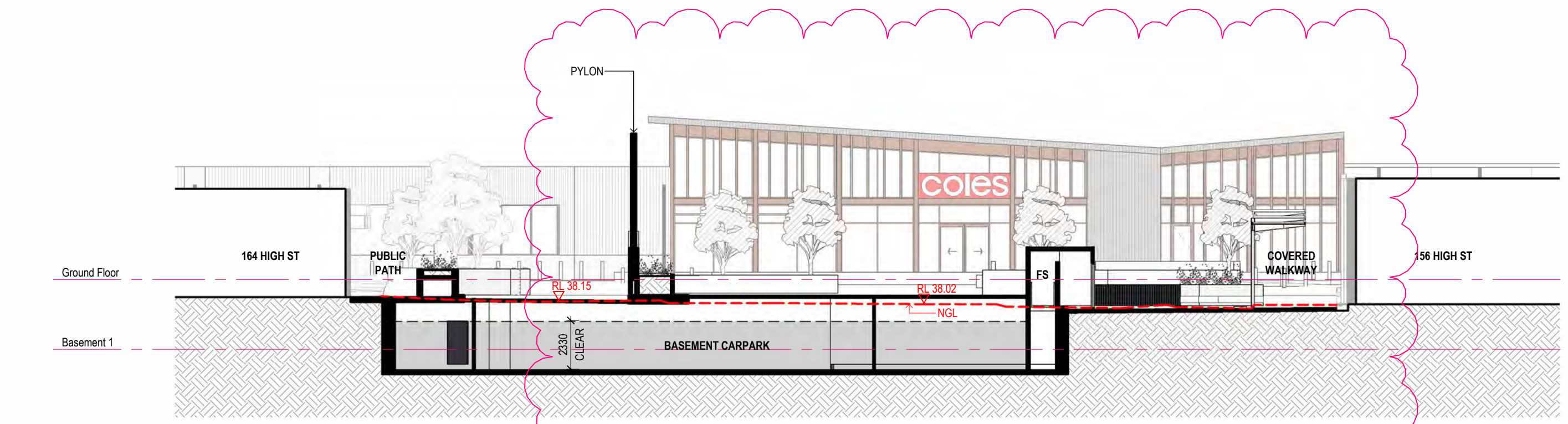


C Section C-C
 TP200 Scale 1 : 200

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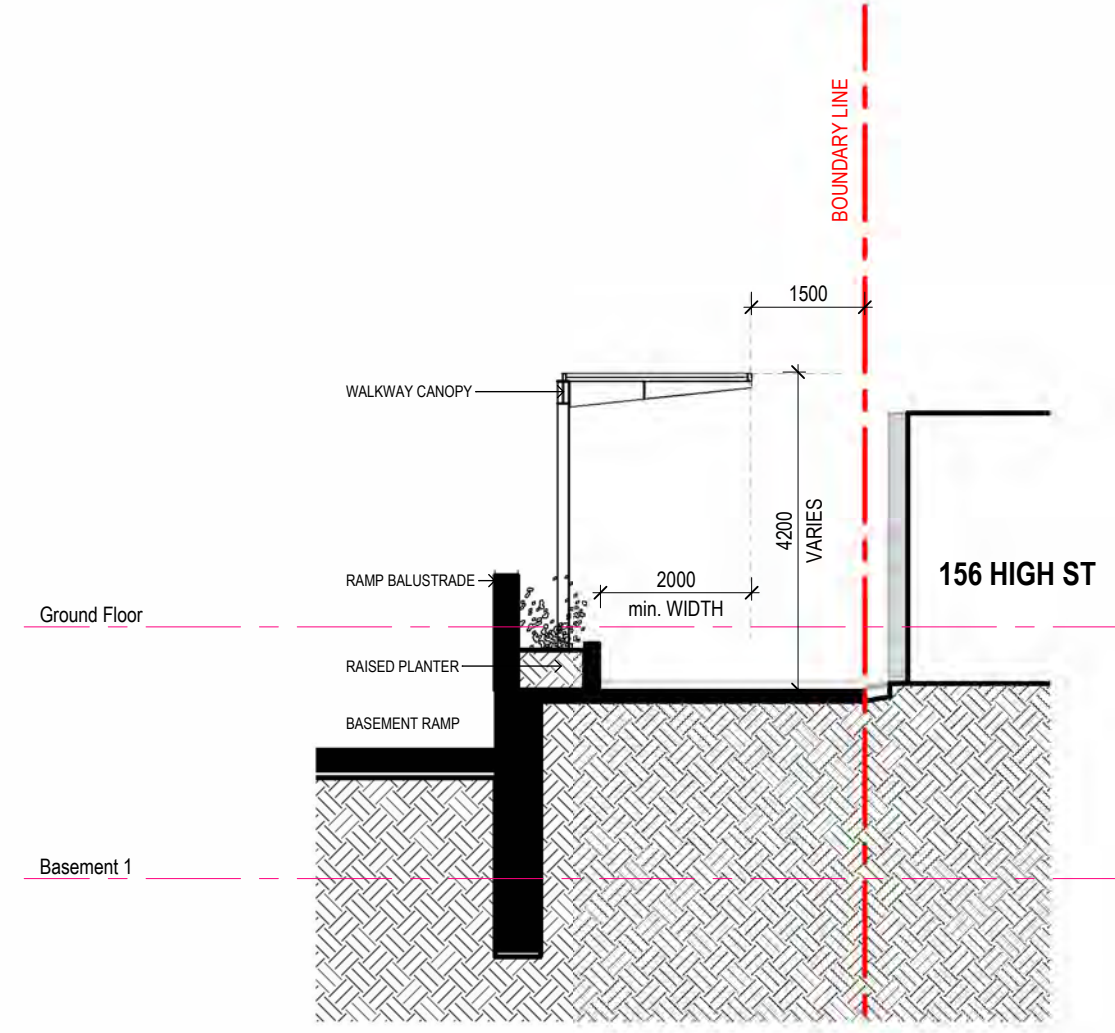
D Section D-D
 TP200 Scale 1 : 200



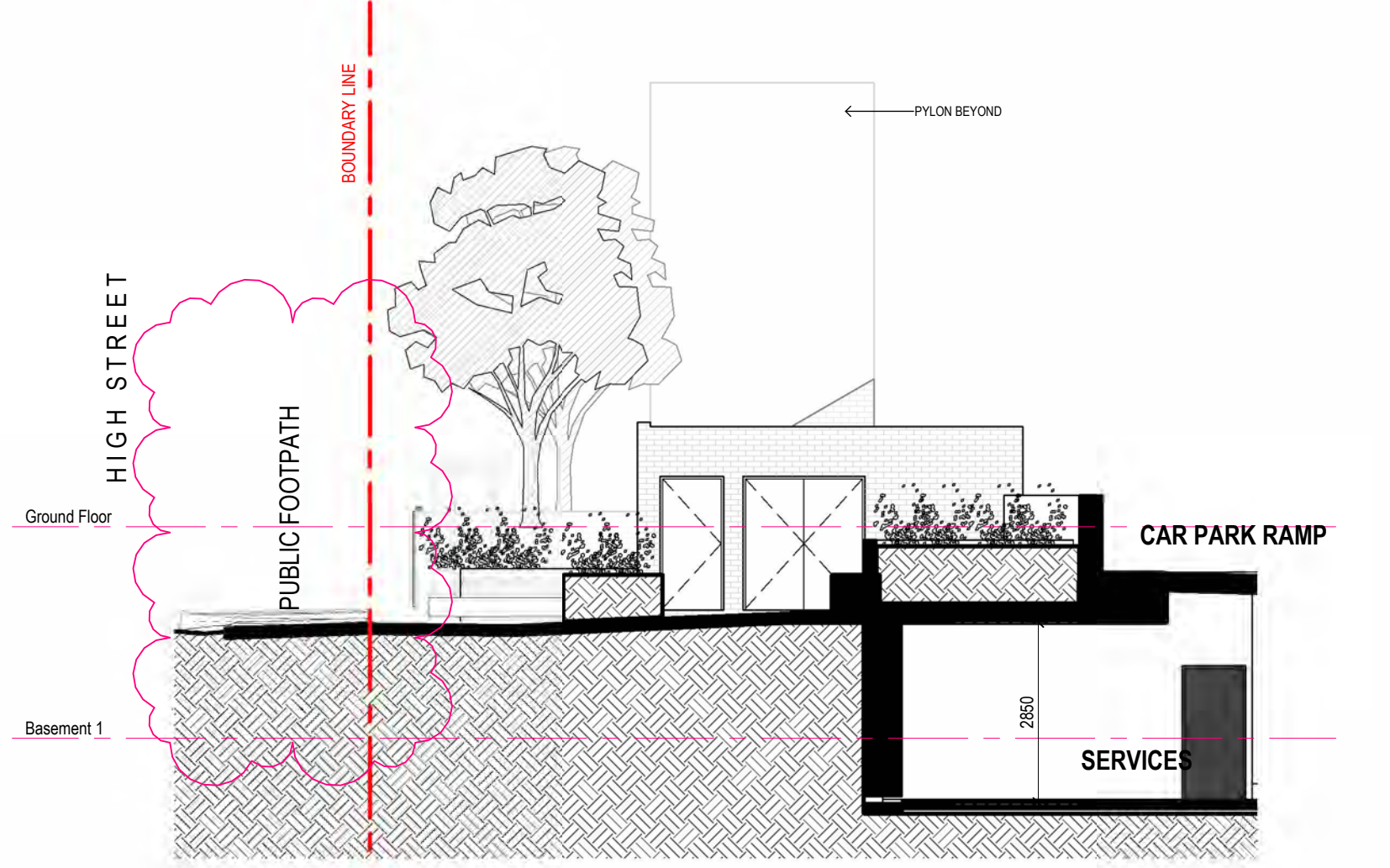
E Section E-E
 TP200 Scale 1 : 200

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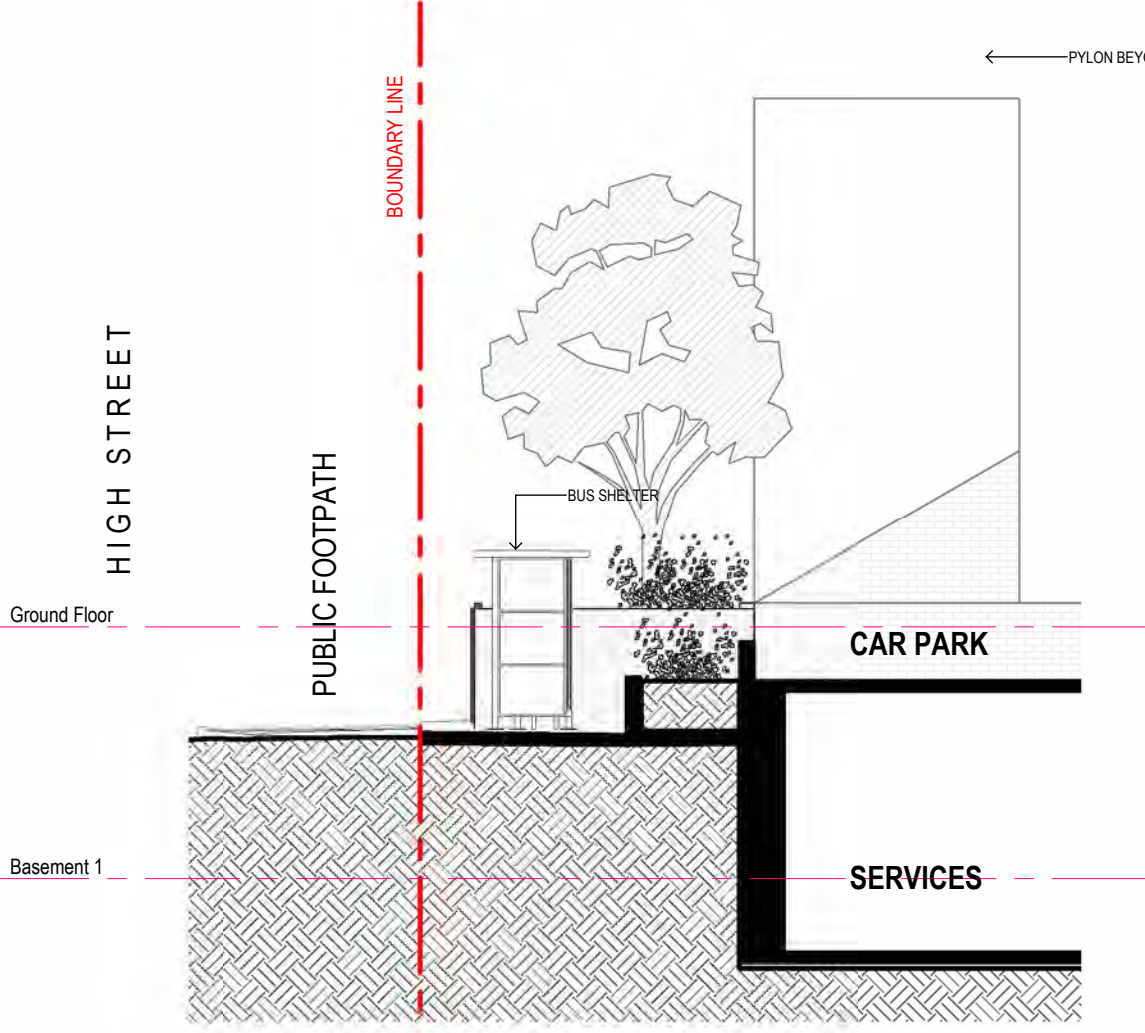
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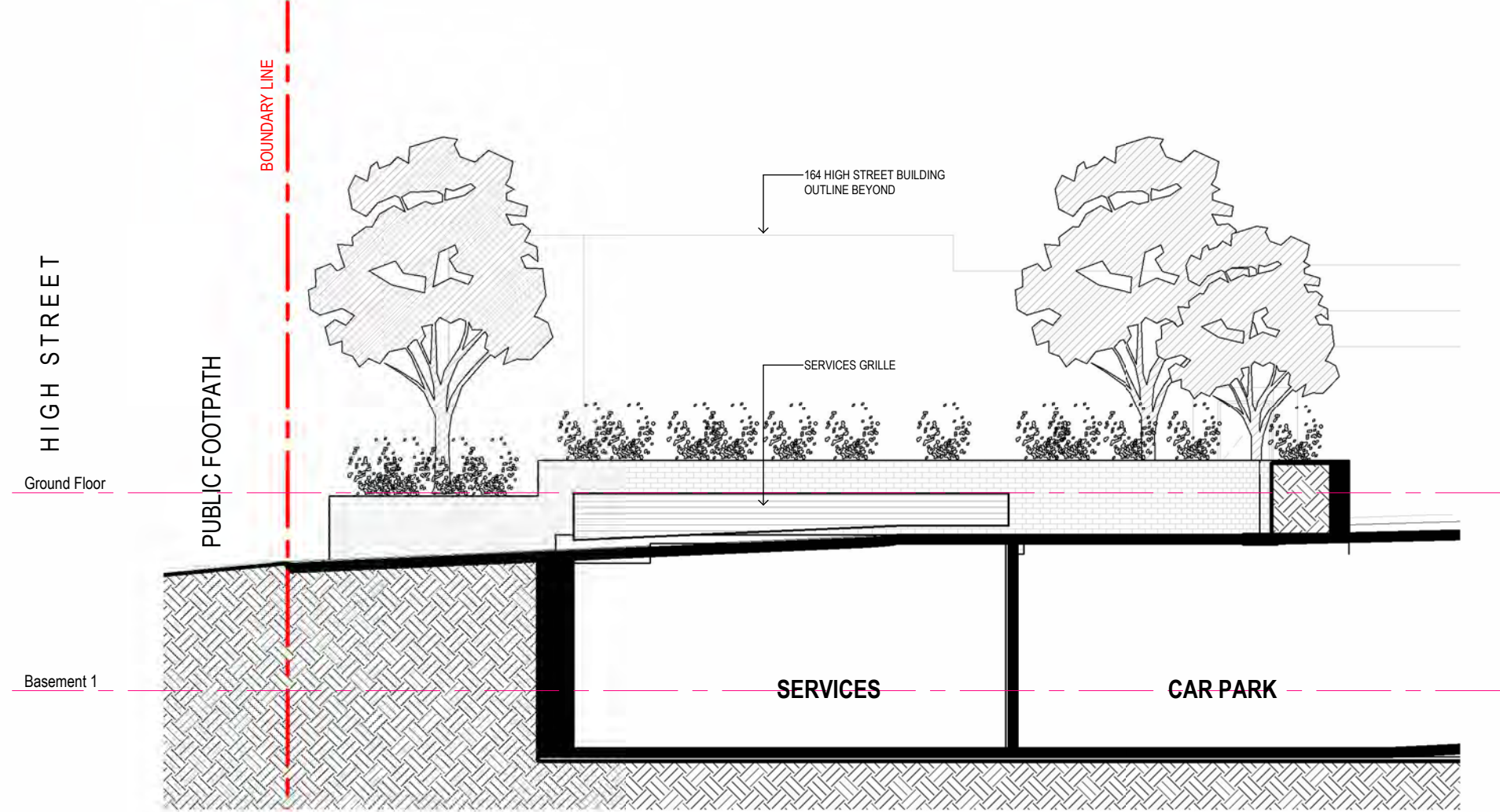
1 Walkway Section 1
 TP200 Scale 1 : 100



2 Walkway/Courtyard Section 2
 TP200 Scale 1 : 100



3 Walkway Section 3
 TP200 Scale 1 : 100



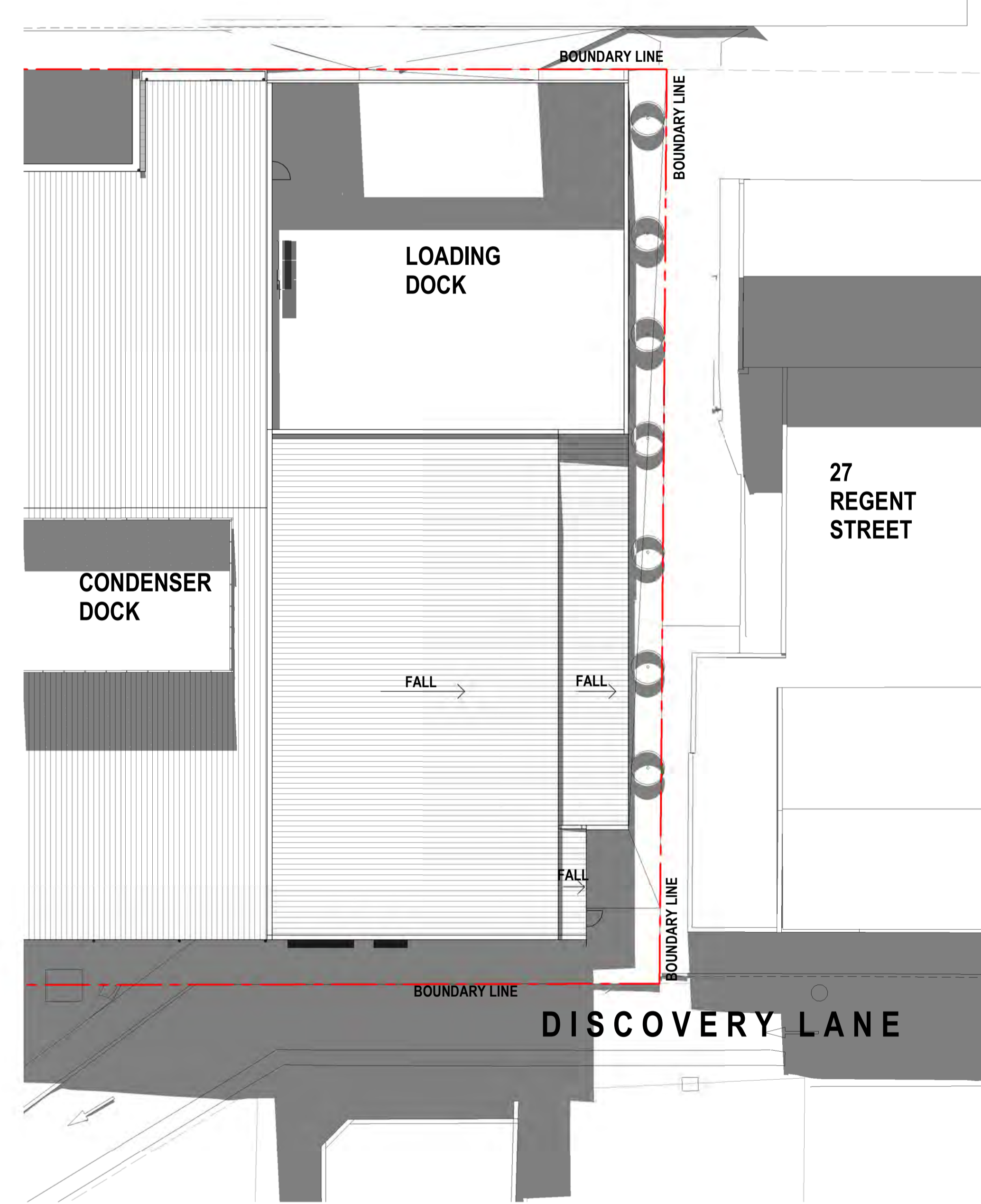
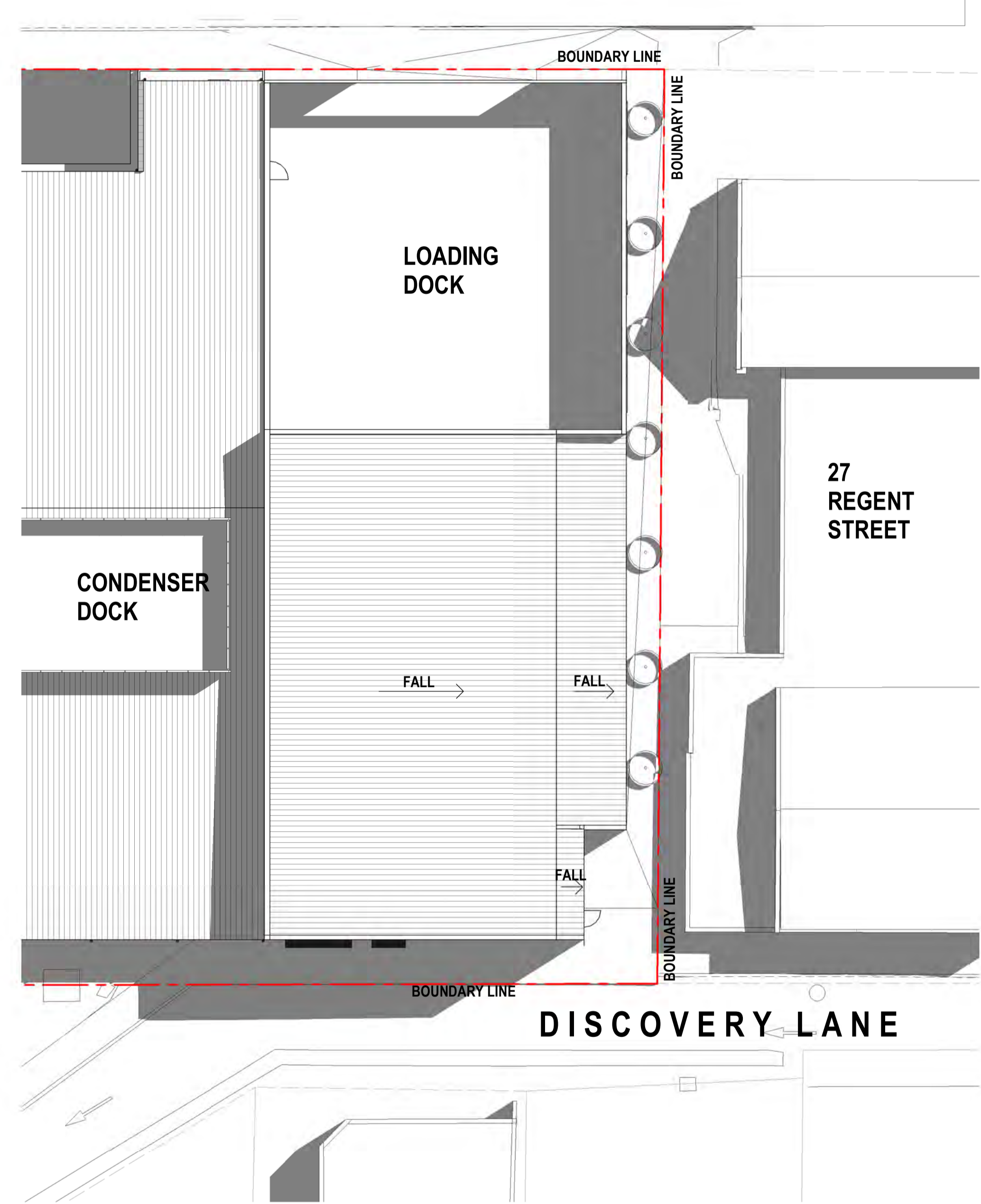
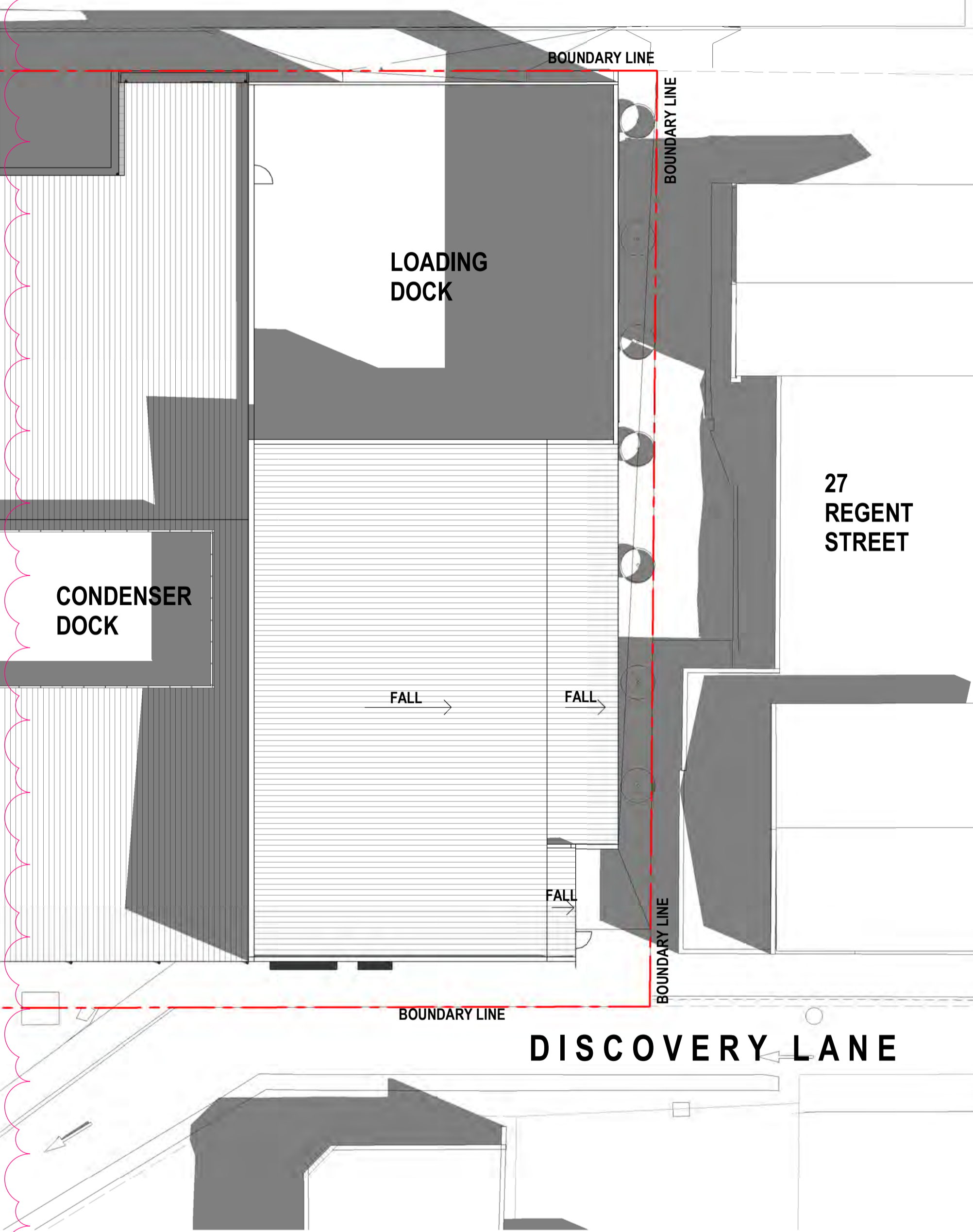
4 Car Park Entry Section
 TP200 Scale 1 : 100

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CHURCH STREET

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CHURCH STREET



1 Shadows for Sept 22 at 9am
Scale 1:200

2 Shadows for Sept 22 at 12 noon
Scale 1:200

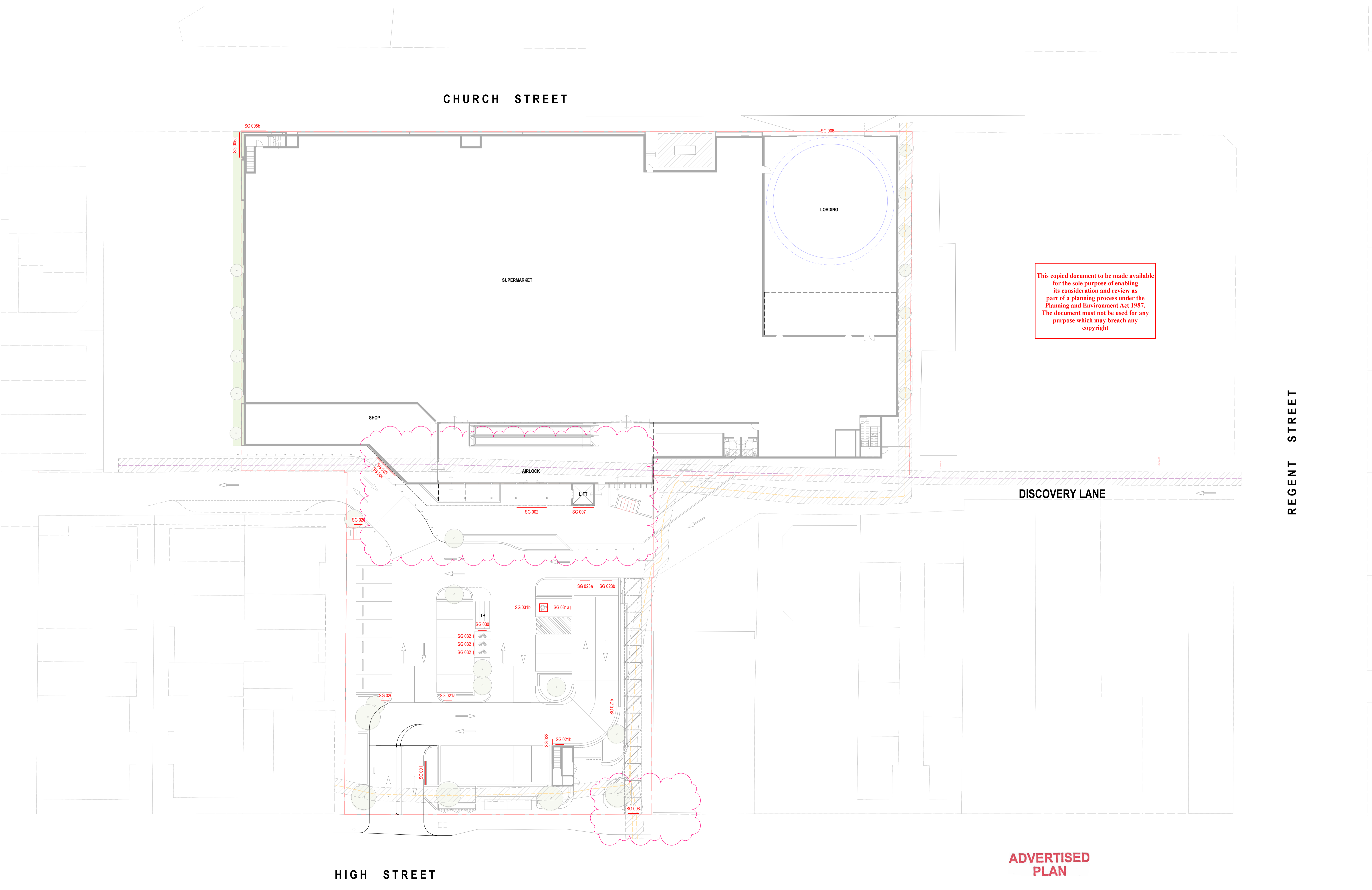
3 Shadows for Sept 22 at 3pm
Scale 1:200

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CHURCH STREET

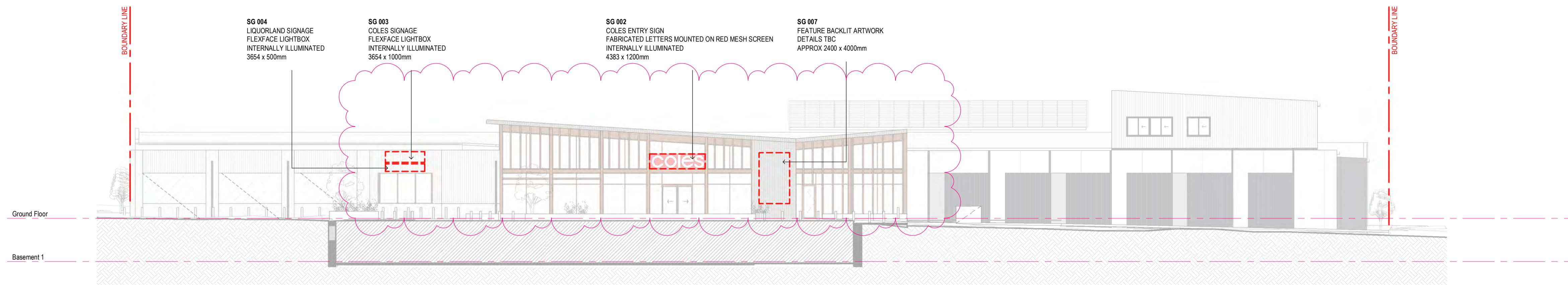
REGENT STREET

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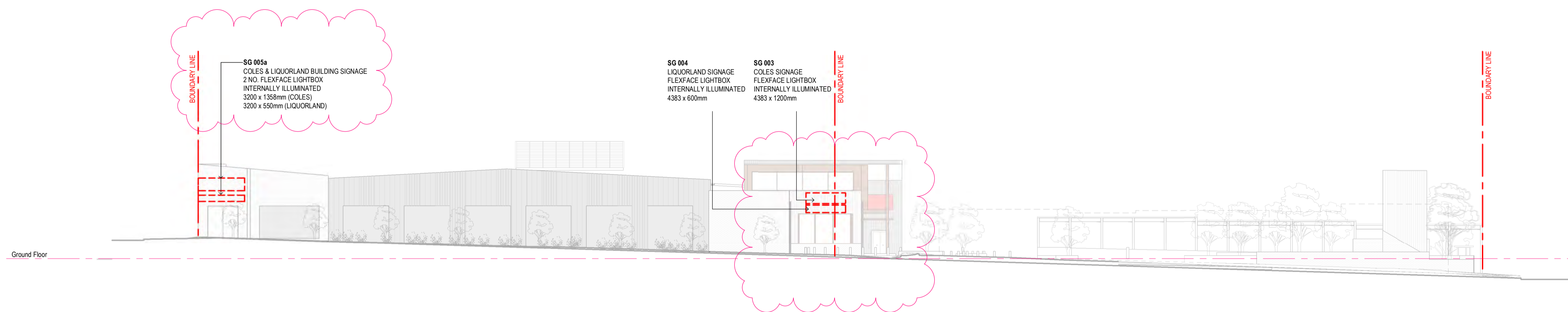
HIGH STREET

ADVERTISED PLAN



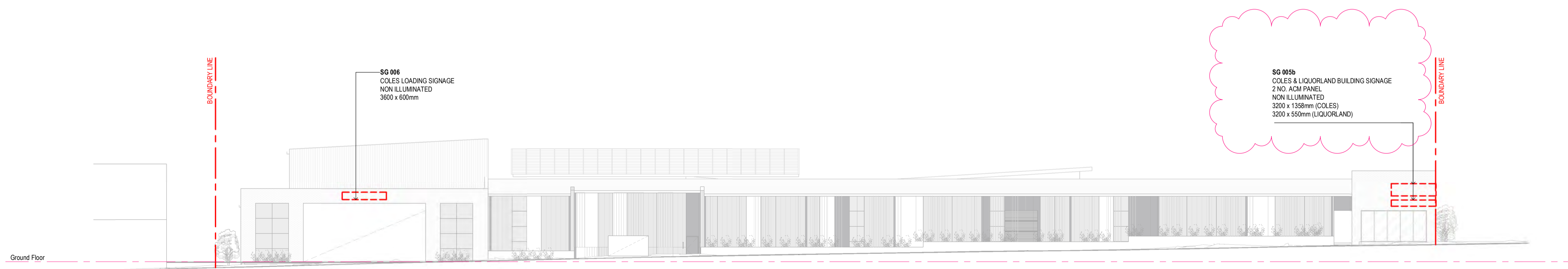
1 East Elevation
Scale 1 : 200

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2 South Elevation
Scale 1 : 200

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3 West Elevation
Scale 1 : 200

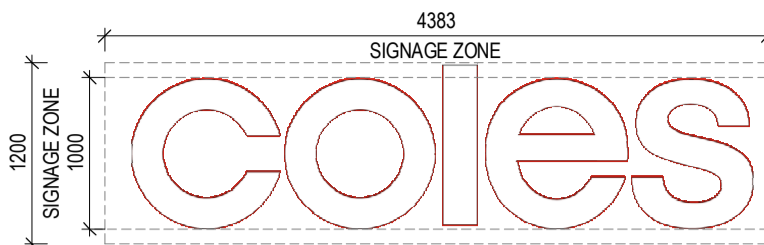


SG001
COLES PYLON SIGN

FLEXFACE LIGHTBOX
INTERNALLY ILLUMINATED

FLEXFACE LIGHTBOX
INTERNALLY ILLUMINATED

INDICATIVE OF FONT
TEXT TO SAY "BELMONT
VILLAGE" - TBC



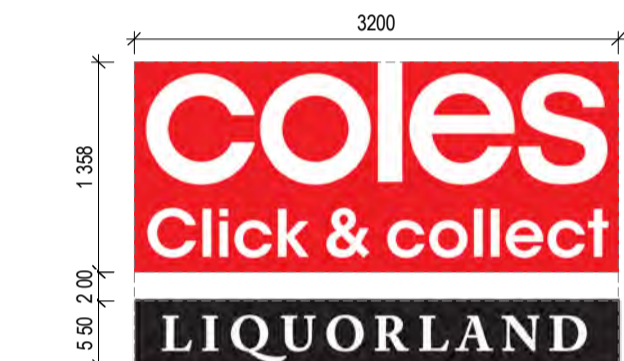
SG002
COLES ENTRY SIGN
FABRICATED LETTERS MOUNTED ON RED MESH SCREEN
INTERNALLY ILLUMINATED
4383 x 1200mm



SG003
COLES SIGNAGE
FLEXFACE LIGHTBOX
INTERNALLY ILLUMINATED
3654 x 1000mm



SG004
LIQUORLAND SIGNAGE
FLEXFACE LIGHTBOX
INTERNALLY ILLUMINATED
3654 x 500mm



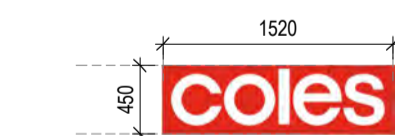
SG005a
COLES & LIQUORLAND BUILDING SIGNAGE
2 NO. FLEXFACE LIGHTBOX
INTERNALLY ILLUMINATED
3200 x 550mm (COLES)
3200 x 550mm (LIQUORLAND)

SG005b
COLES & LIQUORLAND BUILDING SIGNAGE
2 NO. ACM PANEL
NON ILLUMINATED
3200 x 1358mm (COLES)
3200 x 550mm (LIQUORLAND)



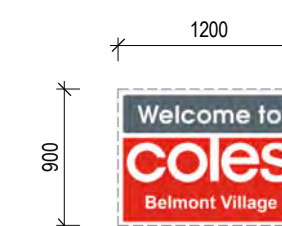
SG006
COLES LOADING SIGNAGE
NON ILLUMINATED
3600 x 600mm

SG007
FEATURE BACKLIT ARTWORK
DETAILS TBC
APPROX 2400 x 4000mm

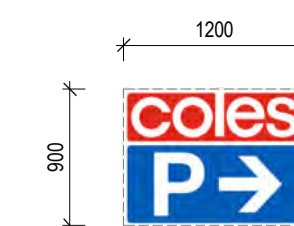


SG008
CENTRE UNDER AWNING SIGNAGE
FLEXFACE LIGHTBOX
INTERNALLY ILLUMINATED
1520 x 450mm

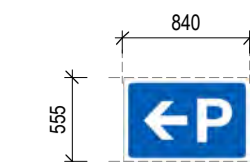
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SG020
WELCOME SIGN
POLE MOUNTED
DOUBLE SIDED
"Welcome to" ON THE FRONT SIDE &
"Thanks for shopping at" ON THE REAR SIDE
"Belmont Village" TBC
NON ILLUMINATED
1200 x 900mm



SG021a
PARKING DIRECTION
POLE MOUNTED
NON ILLUMINATED
1200 x 900mm



SG022
PARKING DIRECTION BLADE SIGN
WALL MOUNTED
NON ILLUMINATED
840 x 555mm

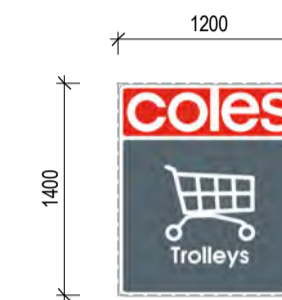


SG023a
BASEMENT PARKING ENTRY
WALL MOUNTED
NON ILLUMINATED
1400 x 300mm

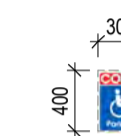


SG023b
BASEMENT PARKING EXIT
WALL MOUNTED
NON ILLUMINATED
1400 x 300mm

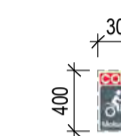
SG021b
PARKING DIRECTION
WALL MOUNTED
PARKING ARROW MIRRORRED
NON ILLUMINATED
1200 x 900mm



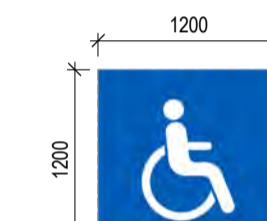
SG030
TROLLEY BAYS
POLE MOUNTED
NON ILLUMINATED
1200 x 1400mm



SG031a
DDA CAR BAY
POLE MOUNTED
NON ILLUMINATED
300 x 400mm



SG032
MOTORBIKE BAY
POLE MOUNTED
NON ILLUMINATED
300 x 400mm

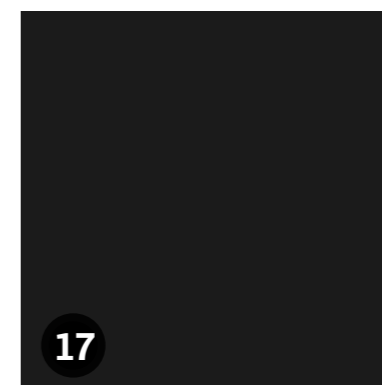
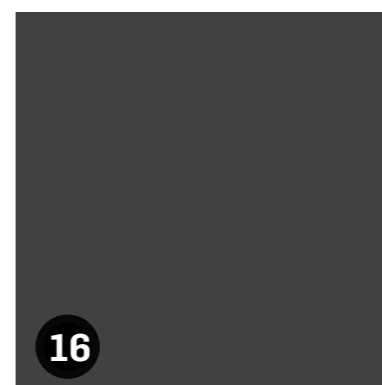
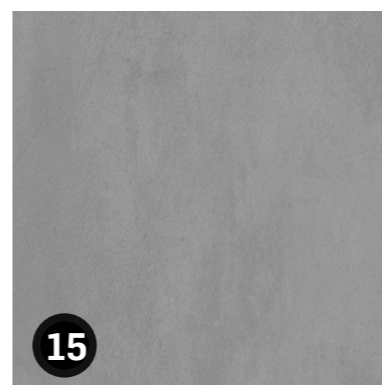
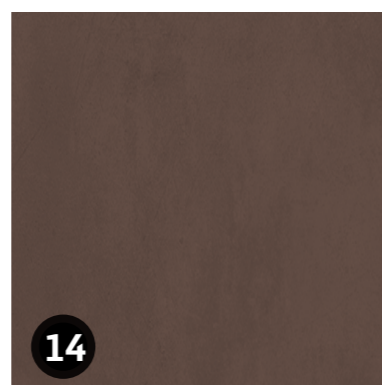
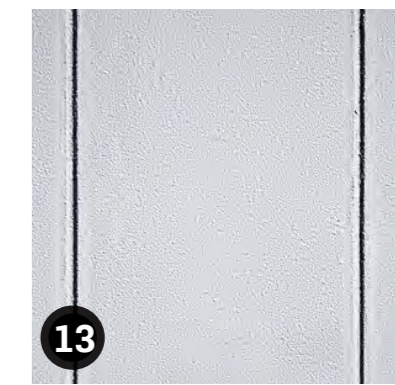
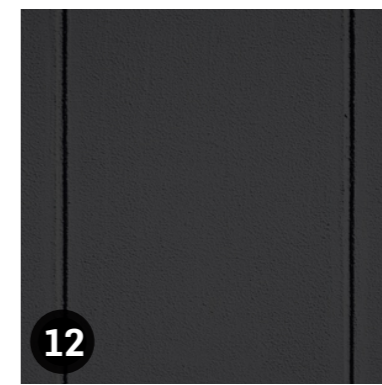
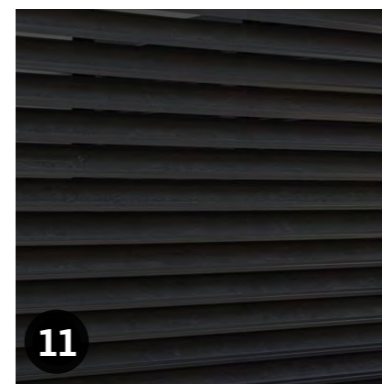
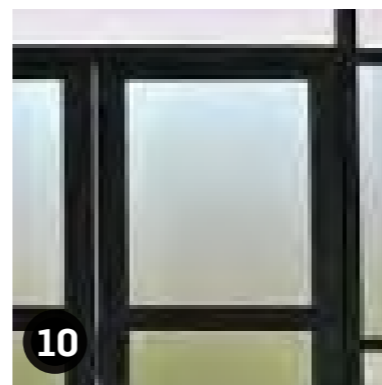
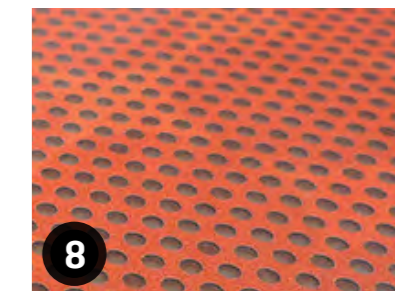
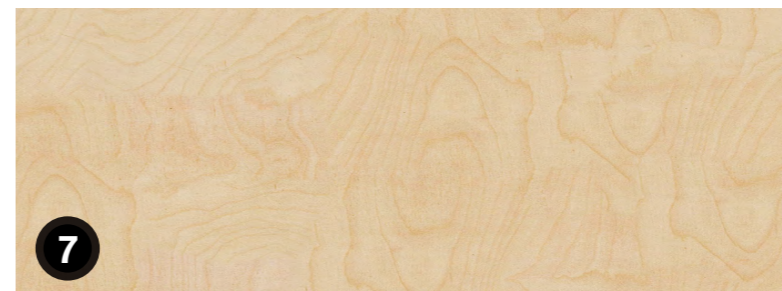
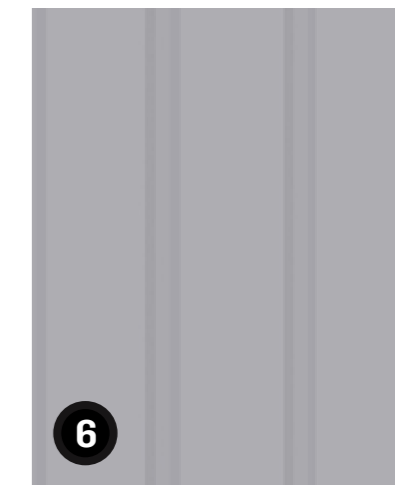
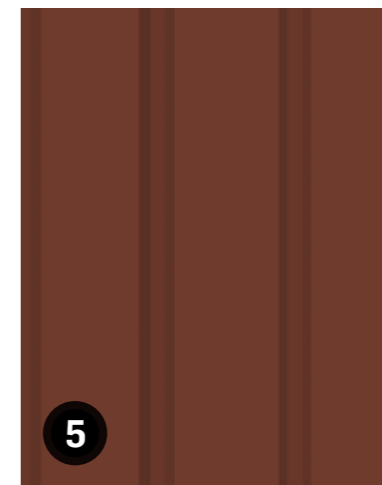
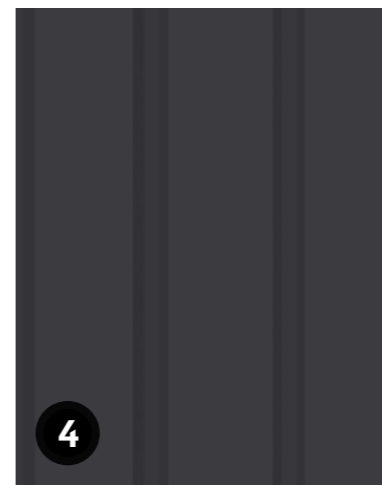
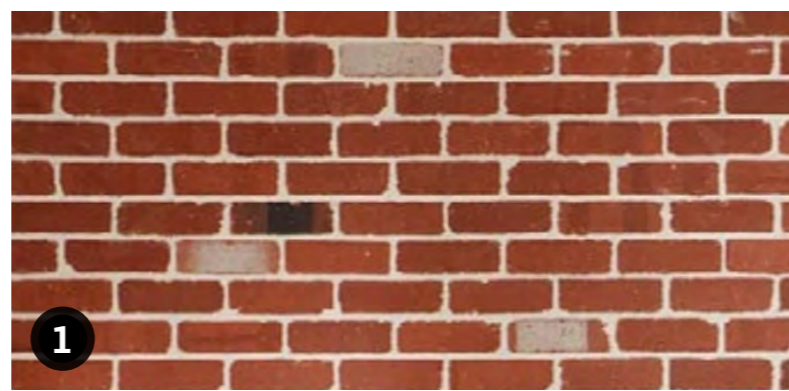


SG031b
DDA CAR BAY
STENCIL ON SLAB
1200 x 1200mm

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NOTE: ALL SIGNAGE CONTENT IS SUBJECT TO CHANGE.

- 1 Brick look finish
- 2 Dark finish
- 3 Tan finish
- 4 Dark vertical grooved finish
- 5 Brown vertical grooved finish
- 6 Light vertical grooved finish
- 7 Timber look soffit
- 8 Red mesh screen
- 9 Dark mesh screen
- 10 Frosted glazing
- 11 Services louvre
- 12 Vertical pattern paint finish A
- 13 Vertical pattern paint finish B
- 14 Paint finish A
- 15 Paint finish B
- 16 Paint finish C
- 17 Paint finish D



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