



Bellarine Gateway Plaza

Town Planning Application Stage 1

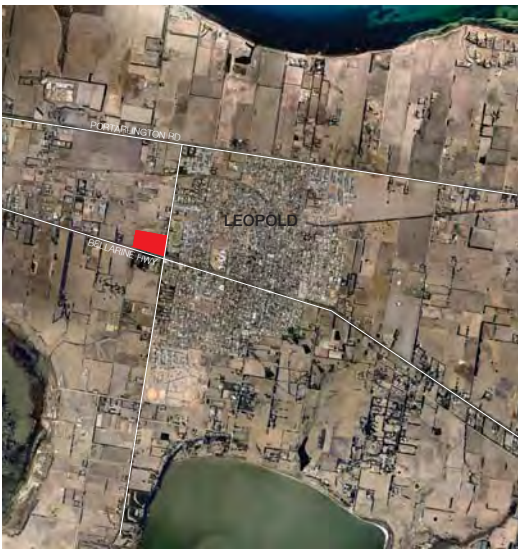


LASCORP
DEVELOPMENT GROUP (AUST) PTY LTD

**Clarke
Hopkins
Clarke**

SITE & NEIGHBOURHOOD ANALYSIS PLAN

- 1 SUBJECT SITE ON THE CORNER OF BELLARINE HWY AND MELALUKA RD - THE EXISTING SITE CONSISTS OF A SINGLE STOREY SHOPPING CENTRE WITH SUPERMARKET, 12 SPECIALTY SHOPS, MEDICAL CENTRE AND ON GRADE CAR PARKING
- 2 BELLARINE HWY CONNECTS QUEENSLIFF TOWN TO GEELONG
- 3 GEELONG TOWN CENTRE 12KM AWAY VIA PORTARLINGTON RD APPROX 1KM NORTH
- 4 32KM BELLARINE RAIL TRAIL APPROX 1KM NORTH
- 5 GATEWAY SANCTUARY APPROX 400M SOUTH
- 6 LEOPOLD MEMORIAL PARK APPROX 300M EAST
- 7 ST MARK'S CHURCH APPROX 750M SOUTH EAST
- 8 LEOPOLD PRIMARY SCHOOL APPROX 1KM SOUTH EAST
- 9 KENSINGTON HILL MEDICAL CENTRE APPROX 1KM SOUTH EAST
- 10 LEOPOLD AGED CARE LODGE APPROX 2KM SOUTH EAST
- 11 PEACH PARK APPROX 15KM NORTH EAST
- 12 EXISTING SINGLE STOREY UNUSED WEATHERBOARD HOUSE ON SUBJECT SITE
- 13 EXISTING SPORTING PAVILION



LOCATION PLAN



VIEW A EXISTING SHOPPING MALL FRONT



VIEW B VIEW WEST ALONG BELLARINE HIGHWAY, SOUTHWEST CORNER OF SUBJECT SITE



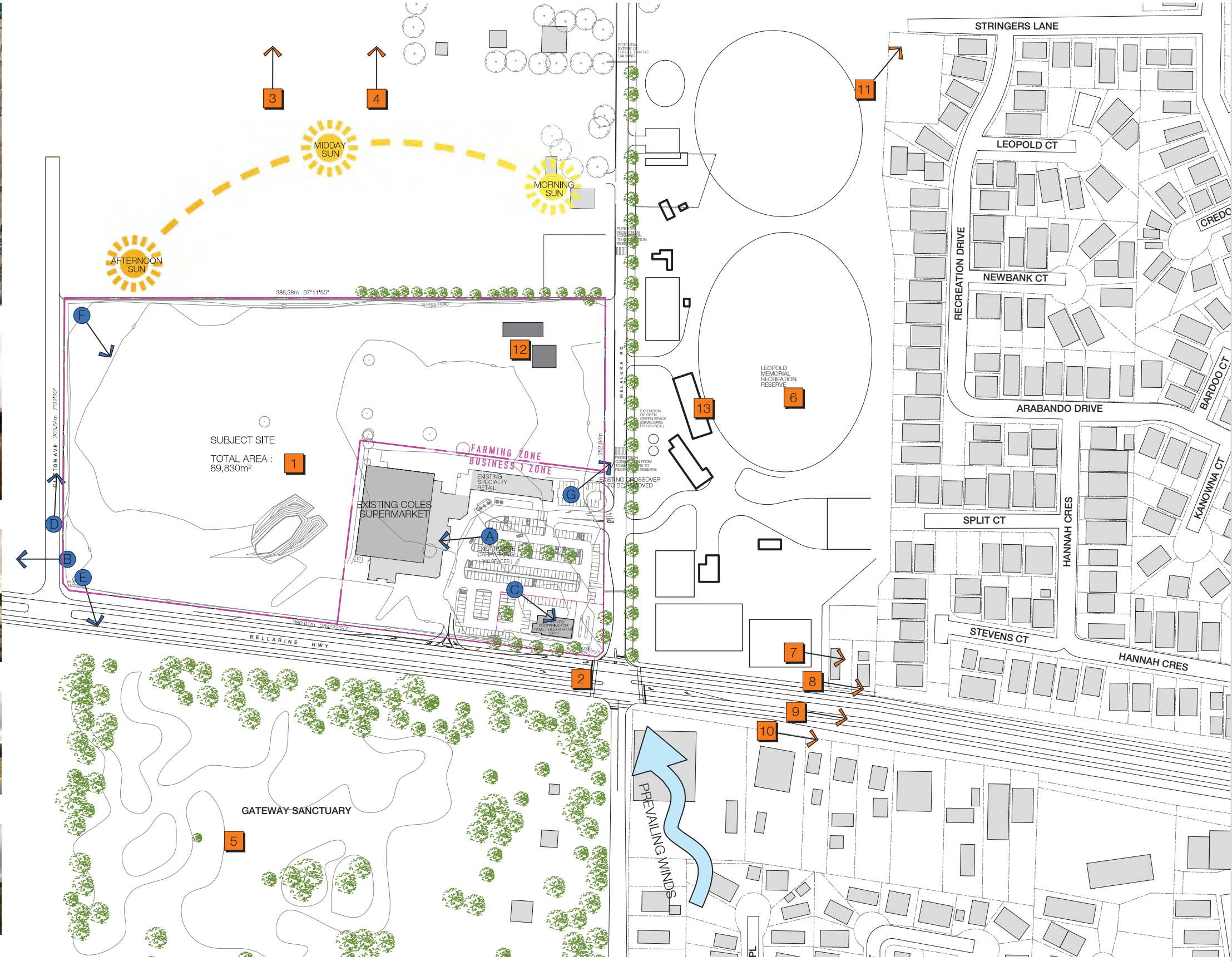
VIEW C VIEW SOUTHEAST TOWARD MELALUKA RD RESIDENTIAL ZONE



VIEW D VIEW NORTH ALONG CLIFTON AVENUE



VIEW E VIEW SOUTH TOWARD GATEWAY SANCTUARY (PROTECTED MARSHLAND)



VIEW F VIEW SOUTHEAST ACROSS SUBJECT SITE



VIEW G VIEW TOWARD LEOPOLD MEMORIAL RECREATION RESERVE AND PUBLIC AMENITY

MAJOR INTERSECTIONS



VIEW A
INTERSECTION AT BELLARINE HWY AND CLIFTON AVENUE



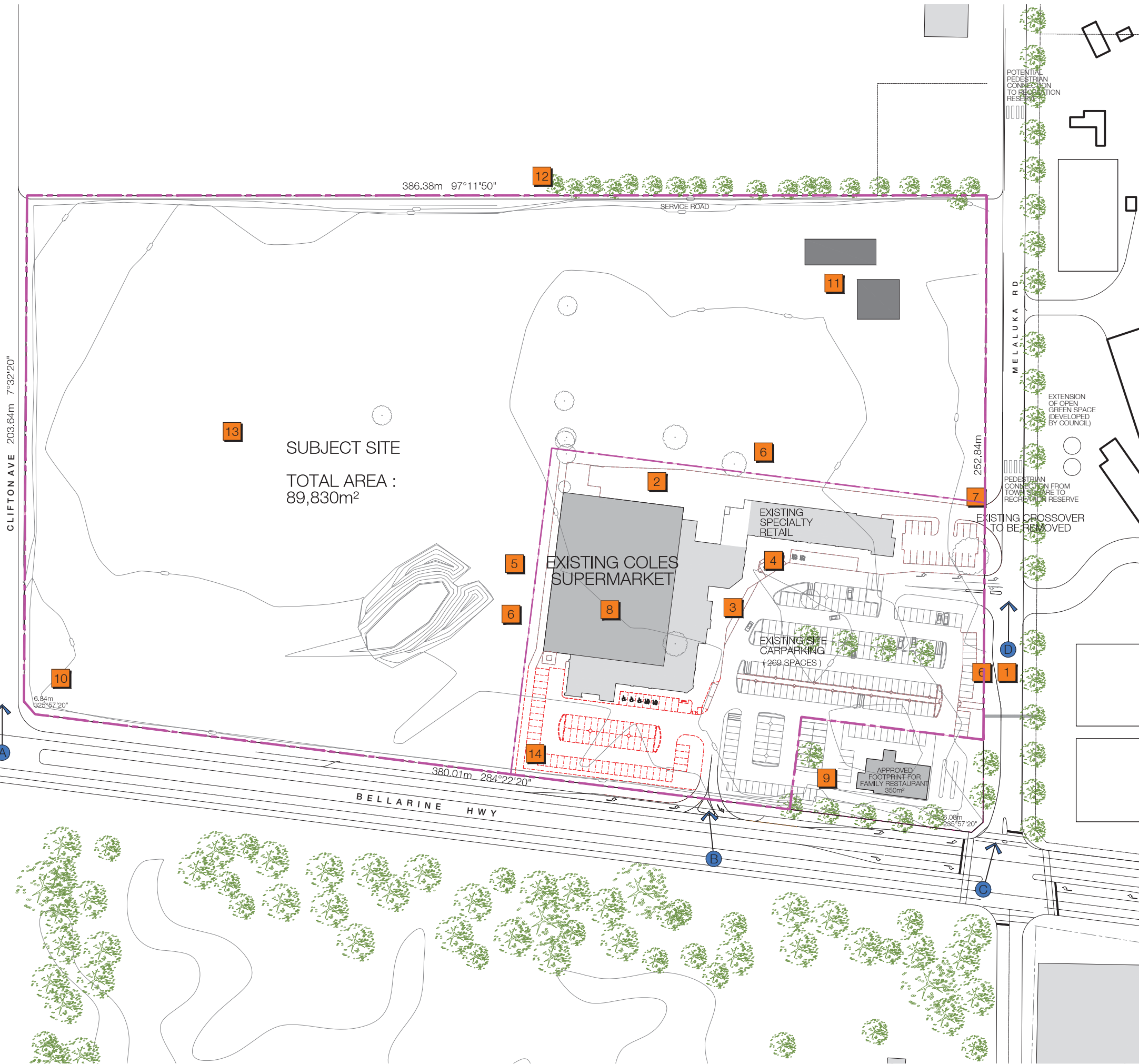
VIEW B
ENTRY OFF BELLARINE HWY



VIEW C
INTERSECTION AT BELLARINE HWY AND MELALUKA RD



VIEW D
ENTRY OFF MELALUKA RD



SITE & NEIGHBOURHOOD ANALYSIS PLAN

- 1 POOR CONNECTION FROM SITE TO REC RESERVE
 - 2 EXISTING LOADING BAY NOT SCREENED
 - 3 NO TOWN SQUARE OR HEART OF PRECINCT
 - 4 POOR SOLAR ORIENTATION WITH ALL POSSIBLE OUTDOOR SEATING AREAS SOUTH FACING
 - 5 LARGE PRECAST WALL PROVIDES POOR VISUAL FRONTAGE TO NEIGHBOURS AND FROM WESTERN ASPECT OF BELLARINE HIGHWAY
 - 6 POOR CONNECTIONS TO NEIGHBOURING PROPERTIES
 - 7 LACK OF GATEWAY/FEATURE BUILDING TO MAIN ROAD INTO LEOPOLD
 - 8 LACK OF NATURAL LIGHT VENTILATION AND ESD PRINCIPALS TO MALL
 - 9 POOR PROTECTION FROM PREVAILING WINDS TO OUTDOOR SPACES
 - 10 EXISTING FLOODING ISSUES ON SITE. LARGE AREAS OF WATER DURING RAIN
 - 11 EXISTING UNUSED WEATHERBOARD HOUSE WITH NO STREET PRESENCE AND IN POOR CONDITION
 - 12 FARM PADDOCKS NOMINATED AS FUTURE DEVELOPMENT SITE UNDER DIFFERENT OWNERSHIP
 - 13 SITE IS PREDOMINANTLY FLAT WITH LITTLE TO NO VEGETATION CURRENTLY
 - 14 NO VISUAL PRESENCE ON HIGHWAY
- EXISTING TO BE DEMOLISHED. CARPARK AREAS ARE LINE MARKING REALIGNMENT GENERALLY

- 1 DIRECT CONNECTION FROM TOWN CENTRE TO RECREATION RESERVE
- 2 SCULPTURAL FEATURE BUILDING TO CREATE GATEWAY TO SITE AND TO FRAME TOWN SQUARE
- 3 NORTH FACING TOWN SQUARE PROVIDES AMPLE NATURAL LIGHT TO CREATE AN OPEN AND INVITING SPACE
- 4 INDIVIDUALISED SHOP FRONTAGES AND SMALLER TENANCES ENHANCES VILLAGE FEEL TO MELALUKA RD
- 5 LANDSCAPE SCREENING PROVIDES WIND PROTECTION TO PROMOTE COMMUNAL ACTIVITIES AND OUTDOOR DINING TO TOWN SQUARE
- 6 LARGE CANOPY ROOF FORM ATTRACTS INTEREST TO ALL STREETS AND CREATES NICHE/OUDOOR MALL
- 7 NEW PUBLIC AMENITIES
- 8 HIGHLIGHT WINDOWS AND NATURAL VENTILATION THROUGHOUT MALL CREATES A PLEASANT AND ENVIRONMENTALLY SUSTAINABLE SPACE
- 9 MULTIPLE ENTRY POINTS PROVIDE A CONNECTION TO ALL AREAS OF THE SITE
- 10 GLAZED CEILING AREAS ALLOW IN NATURAL LIGHT TO CENTER OF MALL
- 11 A CENTRAL FOOD COURT CREATES AN ACTIVE 'HEART' TO PRECINCT
- 12 LOADING BAY IS SCREENED BEHIND BUILT FORM AND LANDSCAPING
- 13 LANDSCAPING INTEGRATED INTO NEW PARKING ZONES
- 14 COMMUNAL SQUARE WITH HISTORIC MURAL FEATURE WALL
- 15 THREE STOREY FORM ON CORNER GIVES BUILDING PRESENCE TO HIGHWAY
- 16 PREDOMINANT GLAZING TO FACADE PROVIDES CONNECTION WITH STREET BY SHOWING ACTIVITY WITHIN BUILDING
- 17 SHOPS WITHIN CLOSE PROXIMITY TO ROAD TO PROVIDE CONNECTION AND CREATE FRONTAGE AND BUILT FORM TO STREET

