19/01/2006
VC37

SCHEDULE 3 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO3**

HASTINGS FUTURE TOWN CENTRE DEVELOPMENT PLAN

The Shire of Hastings Commercial Centres Strategy 1991 identified land in the Hastings township that is considered suitable for future development, provided the land is utilised to strengthen the commercial function of Hastings by including opportunities for retailing based on larger floor areas.

1.0 Requirement before a permit is granted

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A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority but only if it is for:

- a change of use within an existing building; or,
- the construction of a single dwelling and associated outbuildings on a lot existing at the approval date, provided it is the only dwelling on the lot.

2.0 Requirements for development plan

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The development plan must describe:

- The location of all existing and proposed buildings and their use.
- Building elevations and treatments which enhance the identity of the existing centre.
- Proposals for the staging of development.
- The location of car parking, storage and loading areas.
- The number and layout of carparking spaces and access lanes.
- The separation of pedestrian and vehicular traffic movements.
- Access to surrounding roads.
- Streetscape and landscaping treatments.
- The location and size of advertising signs.
- The provision of all necessary infrastructure.
- Leasable floor area must not exceed a total of 11,000 square metres and must include:
  - A supermarket.
  - A department store.
  - Speciality shops.