

05/06/2014
GC6**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 granted19/01/2006
VC37

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 plan05/06/2014
GC6

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 car parking 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.
- In addition, for the Site shown on Figure 1 to this schedule:
 - The requirement to contribute to an appropriate traffic management upgrade at the intersection of Queen Street and High Street.
 - The requirement to construct, on the land in Area B shown on Figure 1 to this schedule, a landscaped pedestrian precinct including provision for a cross vehicular traffic flow at its northern and southern ends.
- In addition, for the land in Area A shown on Figure 1 to this schedule:
 - The closure and discontinuance of Alfred Street.
 - Development including large format retail premises.
 - Development over the discontinued Alfred Street with zero setback to the existing development to the east.
 - Car parking located at the north-eastern corner of Queen Street and Elizabeth Street.

- An east west pedestrian link along the northern boundary of Area A that is part of a broader link connecting Queen Street and Victoria Street.
- An active frontage along north elevations (to be continuous with the existing active retail frontage to the east) that is adjacent to a footpath with a width of at least 3.5 metres forming part of that east west pedestrian link.
- An active frontage along the west elevation that is adjacent to a footpath forming part of a generally north south pedestrian link connecting the east west pedestrian link to Elizabeth Street.

Figure 1 to Development Plan Overlay Schedule 3

