



New South Wales

# Hastings Local Environmental Plan 2001 (Amendment No 31)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (G03/00118/S69; E.350.10.345)

FRANK SARTOR, M.P.,  
Minister for Planning

## 2005 No 461

Clause 1 Hastings Local Environmental Plan 2001 (Amendment No 31)

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# Hastings Local Environmental Plan 2001 (Amendment No 31)

under the

Environmental Planning and Assessment Act 1979

### 1 Name of plan

This plan is *Hastings Local Environmental Plan 2001 (Amendment No 31)*.

### 2 Aims of plan

This plan aims:

- (a) to rezone the land to which this plan applies from Zone 2 (a4) Low Density Residential to Zone 2 (a1) Residential under *Hastings Local Environmental Plan 2001 (the 2001 plan)* for residential purposes and
- (b) to allow, with the consent of Hastings Council, the carrying out of development on the land for the purpose of a neighbourhood centre, which is to comprise only one supermarket (the gross floor area of which does not exceed 3,000 square metres) and speciality retail stores (the total gross floor area of which does not exceed 1,500 square metres), and
- (c) to introduce into the 2001 plan a definition of **gross floor area**.

### 3 Land to which plan applies

- (1) In respect of the aims set out in clause 2 (a) and (b), this plan applies to Lots 1 and 2, DP 831567, 523–525 Oxley Highway, Port Macquarie, as shown edged heavy black, distinctively coloured, lettered “2 (a1)” and with a vertical stipple on the map marked “Hastings Local Environmental Plan 2001 (Amendment No 31)” deposited in the office of Hastings Council.
- (2) In respect of the aim set out in clause 2 (c), this plan applies to all land under the 2001 plan.

### 4 Amendment of Hastings Local Environmental Plan 2001

*Hastings Local Environmental Plan 2001* is amended as set out in Schedule 1.

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## Schedule 1 Amendments

(Clause 4)

**[1] Schedule 3 Development of specific sites**

Insert at the end of the Schedule under the headings “**Land**”, “**Additional development permitted**” and “**Conditions**”:

<p>Lots 1 and 2, DP 831567, 523–525 Oxley Highway, Port Macquarie</p>	<p>Development for the purpose of a neighbourhood centre (comprising only one supermarket and speciality retail stores)</p>	<p>The gross floor area of the supermarket must not exceed 3,000 square metres.</p> <p>The total gross floor area of the speciality retail stores must not exceed 1,500 square metres.</p> <p>Development consent for the supermarket and speciality retail stores may only be granted within 3 years from the date on which <i>Hastings Local Environmental Plan 2001 (Amendment No 31)</i> was published in the Gazette.</p>
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**[2] Schedule 6 Zones and zoning map amendments**

Insert in appropriate order in Part 2 of the Schedule:

Hastings Local Environmental Plan 2001 (Amendment No 31)

**[3] Dictionary**

Insert in alphabetical order:

**gross floor area** means the sum of the areas of each floor of a building where the area of each floor is taken to be the area within the outer face of the external enclosing walls as measured at a height of 1,400 millimetres above each floor level, excluding the following:

- (a) columns, fin walls, sun control devices and any elements, projections or works outside the general line of the outer face of the external wall,
- (b) lift towers, cooling towers, machinery and plant rooms and ancillary storage space and vertical air-conditioning ducts,
- (c) car parking needed to meet any requirements of the Council, and any internal access to that car parking,
- (d) space for the loading or unloading of goods.

BY AUTHORITY

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