

# **Hume City Council**

## **GUIDELINES FOR THE DEVELOPMENT OF THE HAMILTON STREET NEIGHBOURHOOD SHOPPING CENTRE**

**Adopted by Council April 1992  
Amended by Council April 1995**

## **1. PURPOSE OF GUIDELINES:**

- 1.1** These guidelines have been prepared for the purpose of supplementing the provisions of the Hume Planning Scheme and Council's Planning Guidelines for the Development of Neighbourhood Shopping Centres. These guidelines are designed to provide prospective applicants with information necessary to submit an acceptable formal proposal for commercial development and to assist Council in exercising its discretion.
- 1.2** The Hamilton Street Shopping Centre is at present only partially developed. A total of eight commercial lots exist varying in size from 174m<sup>2</sup> to 375m<sup>2</sup>. The lots are serviced via a rear access lane of 4 metres width and are provided with indented carparking along both Kingswood Drive and Hamilton Street.
- 1.3** The centre does and will continue to function as a local neighbourhood centre, providing a limited range of commercial activities (of a convenience nature) compatible with the character of the area and the amenity of the locality. These guidelines seek to achieve and retain a high standard of development in accordance with the objectives contained herein.

## **2. STATEMENT OF OBJECTIVES:**

- 2.1** To ensure an orderly, consistent and aesthetically pleasing development.
- 2.2** To ensure continuity in building design, materials and construction.
- 2.3** To ensure that the development does not adversely affect the amenity of the area.
- 2.4** To ensure that the centre is developed in an orderly and proper manner having regard to vehicle and pedestrian movement.
- 2.5** To encourage and assist the restructuring of the built environment of the centre to enhance:
  - its use by pedestrians;
  - the appearance of buildings and pedestrian ways;
  - user convenience;
  - the adequate provision of carparking.

### **3. DEVELOPMENT STANDARDS:**

**3.1** In accordance with the objectives contained herein, all future proposals for development of sites with the Hamilton Street Shopping Centre will be required to demonstrate to Council's satisfaction a design and appearance compatible with the existing three shop development at Lot 655 Hamilton Street. The plans of the development are attached as Schedule 1 to this document. Although individual variation may be permitted, a number of design elements should be duplicated to ensure a continuity in building height and features of the facade. These design elements should include the following;

- bull-nose verandah;
- face brickwork;
- consistent parapet design;
- consistency in colours used.

**3.2** In addition, the applicant will be required to undertake to pave all of the area of the road reserve in front of the subject lot. Such works shall consist of brick paving in a manner and colour that is compatible with that existing at Lot 655 Hamilton Street.

**3.3** By applying these development standards, Council aims to achieve a consistent appearance in addition to providing a more visually attractive area in which to shop.

### **4. PREPARATION AND SUBMISSION OF TOWN PLANNING APPLICATION:**

**4.1** Prior to the lodging of a formal Town Planning Application, the applicant is advised to undertake initial consultation with Council Officers. This consultation should consist of:-

- preparation of sketch plans to facilitate discussion and resolution of any preliminary problems.

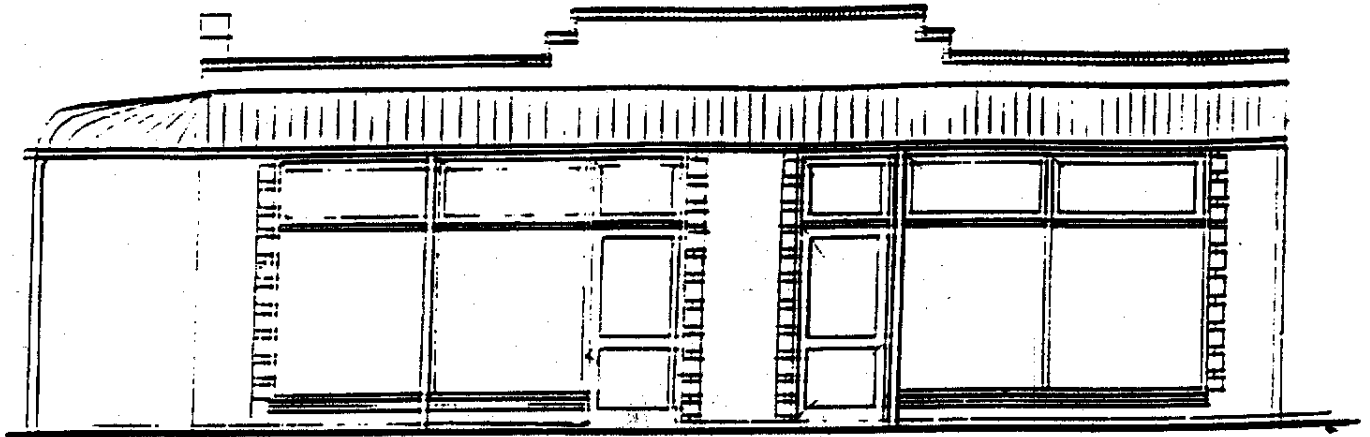
**4.2** The purpose of these initial discussions is to advise and assist the applicant in maximising design characteristics within the framework of these guidelines. Such discussions should not be construed as being tantamount to Council approval. Council as the Responsible Authority shall determine the application having regard to the guidelines and other relevant factors.

- 4.3** Notwithstanding that any Town Planning Application lodged for Council consideration may comply in all respects with the provisions of these guidelines, Council as the Responsible Authority reserves the right to refuse any application which in its opinion may cause substantial detriment to the amenity of the area.
- 4.4** The submission of a formal application for Town Planning approval shall consist of:-
- A fully completed application form lodged with the Responsible Authority.
  - Three (3) copies of a site layout plan at a scale of 1:100 (or 1:200 for large scale proposals) fully detailed and dimensioned to show:
    - existing or proposed building with distances from boundaries, provision of carparking, vehicular access, landscaping and fencing type, verandah type, building materials and colours.
    - the internal layout of the building;
    - the location, dimensions, colour scheme, legend, materials and details of illumination (if applicable) of any advertising signs proposed.
  - Three (3) copies of an elevation plan detailing window type, verandah type, building materials and colours.
  - A planning application fee may also be required. Consult Council's Town Planning Department to determine same.

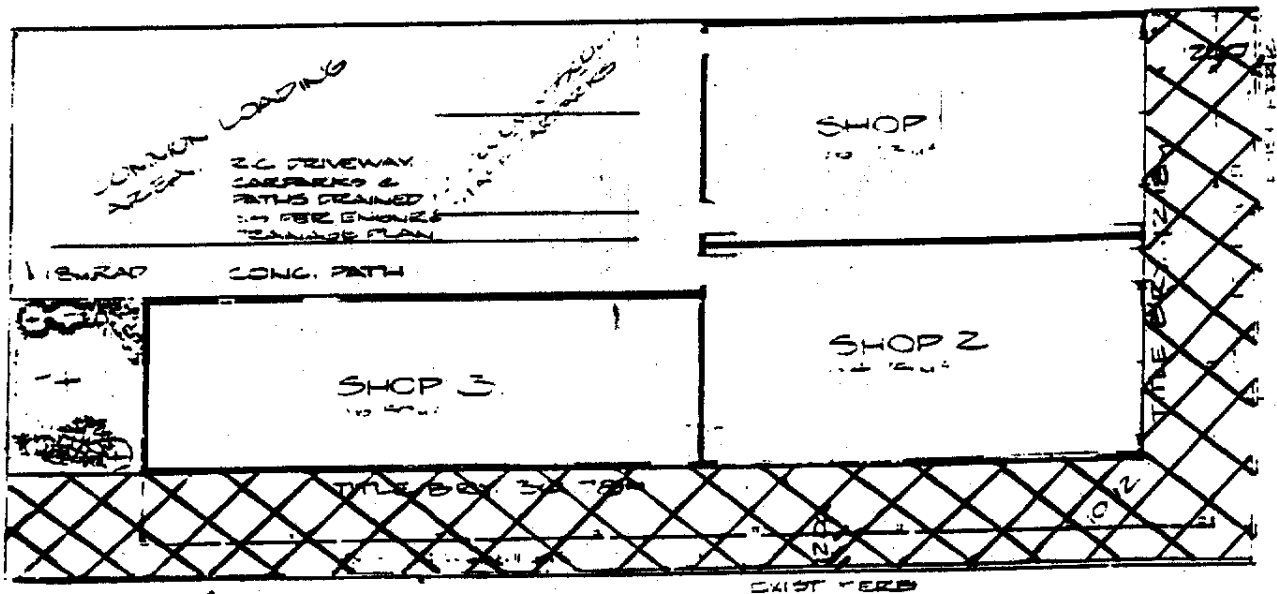
## **5. COUNCIL CONSIDERATION OF APPLICATION:**

- 5.1** Applications may be required to be advertised pursuant to Section 52 and 53 of the Planning and Environment Act.
- 5.2** Following satisfactory completion of the procedure outlined in 5.1 above or alternately in the event the proposal is not required to be advertised, the application;
- (i) may in the event of compliance with these guidelines and there being no objections received, be referred to the Delegation Committee for determination or
  - (ii) in the event of non-compliance with these guidelines or if any objections are received, be referred to Council for determination.

# SCHEDULE 1



Development at Lot 655 Hamilton St.



Extent of brick paving provided at applicants expense.

