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METROPOLITAN REGION TOWN PLANNING SCHEME ACT 1959

Metropolitan Region Scheme

Notice of Resolution

Clause 32/49

Metropolitan Centres

File: 810-2-1-6.

Notice is hereby given that at its meeting on November 12, 1991, the State Planning Commission (in this notice called "the Commission"), acting under Clause 32 of the Metropolitan Region Scheme, by resolution—

- (a) revoked the resolutions made by the former Metropolitan Region Planning Authority on 24 November 1982 and published in the *Government Gazette* on 17 December 1982, respectively;
- (b) requires that every application for shopping development on land zoned in the Metropolitan Region Scheme should be referred to the Commission for determination in accordance with the provisions of Clause 29 of the Scheme Text;
- (c) declares that for the purposes of that resolution—

"application for shopping development" means an application for approval to commence development relating to a building or extensions to a building proposed to be used for shopping purposes where—

- (i) in the case of regional centre developments, approval of the proposal would result in a net increase in the shopping floorspace of the centre of more than 5,000m² NLA (nett lettable area) over that which has previously been approved by the Commission, unless the proposal accords with an approved centre plan or local commercial strategy which has been endorsed by the Commission;
- (ii) in the case of district centre developments, approval of the proposal would result in the shopping floorspace of the district centre exceeding 20,000m² NLA, unless the proposal accords with an approved local commercial strategy which has been endorsed by the Commission;
- (iii) in the case of neighbourhood and local centre developments, approval of the proposal would result in the shopping floorspace of the centre exceeding 5,000m² NLA unless proposal accords with an approved local commercial strategy which has been endorsed by the Commission;
- (iv) in the opinion of the Commission, after consulting the responsible local government authority, the application should be determined by the Commission having regard to matters of regional significance.

"shopping purposes" means use for any of the purposes defined in Appendix 2 of the Metropolitan Centres Policy, but excluding hotels, taverns, night clubs, and function and reception centres;

"regional centre" includes strategic regional centre and other regional centres as designated in the Metropolitan Centres Policy;

"district centre" means a centre designated as such in the Metropolitan Centres Policy or any local commercial strategy which has been endorsed by the Commission;

"neighbourhood centre" and "local centre" means centres as designated in the Metropolitan Centres Policy;