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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;

"net lettable area" means the area of all floors confined within the internal finished surfaces of permanent walls but excluding the following areas—

- (i) all stairs, toilets, cleaners cupboards, lift shafts and motor rooms, escalators, tea rooms and plant rooms, and other service areas;
- (ii) lobbies between lifts facing other lifts serving the same floor;
- (iii) areas set aside as public space or thoroughfares and not for the exclusive use of occupiers of the floor or building;
- (iv) areas set aside for the provision of facilities or services to the floor or building where such facilities are not for the exclusive use of occupiers of the floor or building.

In the case of subdivided floors, the measurement of the nett lettable area is taken to the centre line of any walls or partitions between tenancies.

"shop" means those land uses defined in Appendix 2 of the Metropolitan Centres Policy, but excluding hotels, taverns, night clubs, and function and reception centres;

"Metropolitan Centres Policy" means the Metropolitan Centres Policy adopted by the State Planning Commission on November 12, 1991 together with any amendments and alterations thereto as may be published from time to time.

(Copies of the Metropolitan Centres Policy are available for purchase from the offices of the Department of Planning and Urban Development).

GORDON G. SMITH, Secretary,
State Planning Commission.