

3.0 - Vision for Hastings Point

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3.1 VISION FOR HASTINGS POINT

Hastings Point's role is as a low key holiday destination for temporary residents and visitors and a coastal settlement for permanent residents.

Hastings Point has a finite urban area which is defined by the surrounding natural systems; by the ocean to the east, the nature reserves to the south and the creeks to the west, north and south. The locality planning boundary is set out in the LEP, this is to be retained, not extended nor changed.

It is the integrity of the natural landscape which surrounds and penetrates the settlement that is fundamentally important to the future of Hastings Point. This requires the careful consideration of any urban changes within the constraints of protecting the natural environment.

Maintaining and ensuring the integrity of existing conservation areas and the creek estuary is enshrined in planning legislation, management plans and throughout this document.

Hastings Point will continue to provide access to its public areas; creeks, beaches, headland and parks but it will also need to protect those natural areas from over use.

Given its small scale, the settlement will look to the large settlements for urban services such as schools, employment, shopping and other services. Hastings Point will continue to provide only basic services which include a general store, a post office and restaurants with a maximum of up to a handful of shops and no larger retail outlets like larger supermarkets.

To reinforce Hastings Point's role as a coastal holiday destination and residential location, buildings are to reflect coastal architectural styles and the design of site areas around buildings are to contribute to the natural and green qualities of streets and laneways and the Tweed Coast Road.

Buildings are to respond to the environment and the local context by employing passive solar design principles and be designed to address site and contextual constraints.

Pedestrian amenity is to be improved along the Tweed Coast Road by the addition of street trees and vegetation and the slowing of traffic through the locality.

Along residential streets pedestrian amenity is to be retained by retaining the blending of public and private landscapes and the retention and addition of mature vegetation and trees. Soft engineering approaches are encouraged along residential streets to retain the informal beachside character.

Within the defined urban footprint is expected some residential lots will redevelop to accommodate multi-dwelling buildings which will contribute to providing a range of housing types to suit different ages and lifestyles such as aged housing, larger dwellings for families, tourist accommodation and smaller flats for smaller families or single people.

The caravan parks and camping areas are important uses in Hastings Point and are to be retained. Camping on the headland is to be monitored and managed to ensure that it does not damage surrounding vegetation.

The overarching issue for the future of Hastings Point is for it to be reinforced as a small coastal village nestled within a natural landscape.

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3.2 ILLUSTRATIVE PLAN



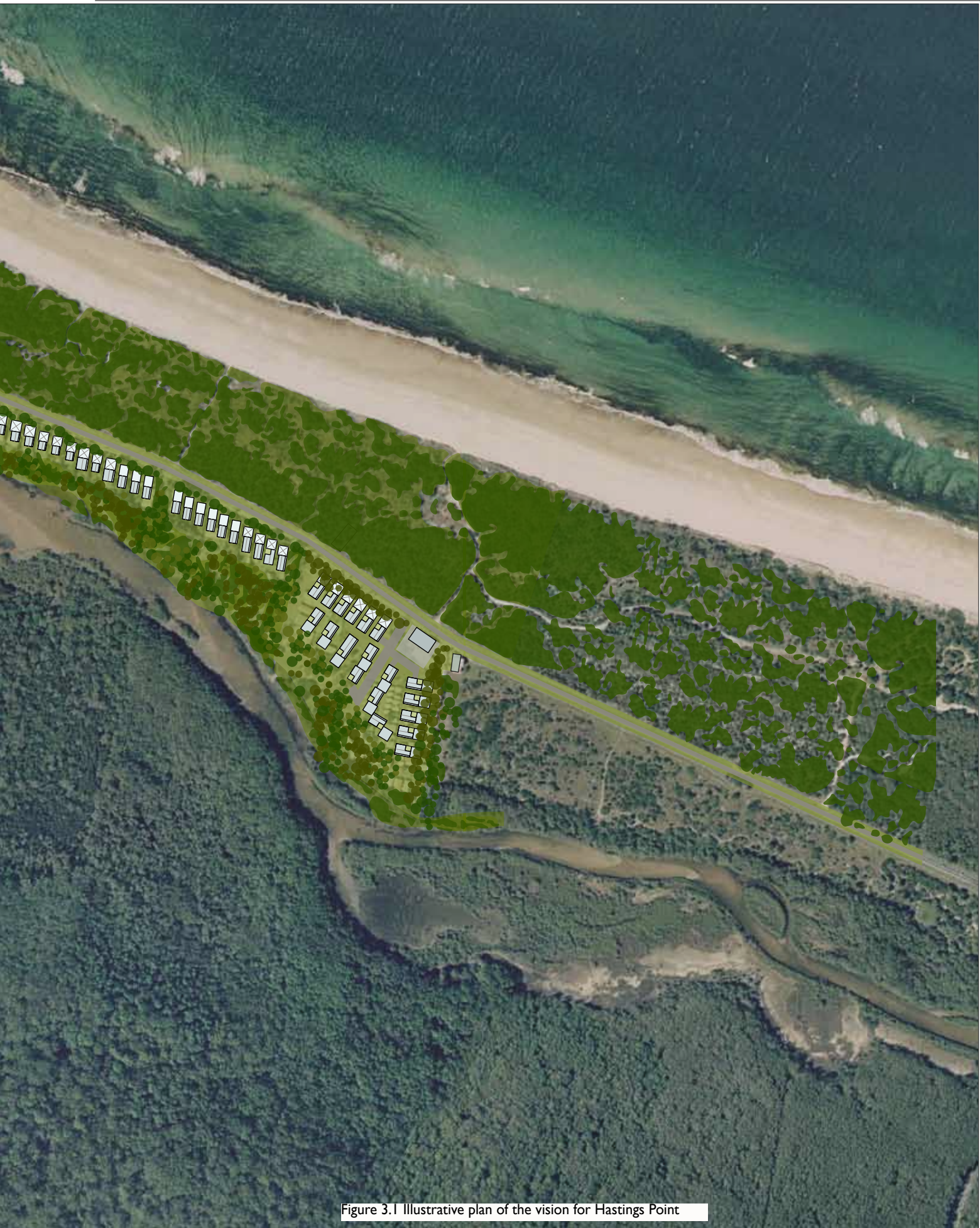


Figure 3.1 Illustrative plan of the vision for Hastings Point

3.3 STRATEGIES

3.3.1 ENVIRONMENTAL PROTECTION

The ecological values of the locality are paramount as the settlement is framed and embedded in a natural landscape with high environmental values, including Cudgera and Christies Creeks, coastal dunes, littoral rainforest, melaleuca and swamp she oak forests.

Environmental values have been recognised and legislated by inclusion in appropriate environmental and open space zones. Areas zoned Environmental Protection in the Hastings Point vicinity include the Cudgen Nature Reserve to the west of Hastings Point, the Headland, the south dunes behind the southern beach and the north dunes behind the northern beach.

Cudgera Creek upstream from the bridge is recognised as a SEPP 14 Wetland. The littoral rainforest on the dunes behind the southern beach is recognised as SEPP 26 Littoral Rainforest.

State Environmental Planning Policy SEPP 14 – Coastal Wetlands identifies areas where the habitat values, ecological and hydrological process of wetlands need to be conserved and managed from the impact of development.

Wetlands are a key component of the water cycle, playing critical roles in maintaining the general health of rivers, estuaries and coastal waters. They assist in mitigating the effect of floods through water storage and retention, absorbing pollutants and improving downstream water quality and providing habitats for animals and plants, include a number of species that are threatened or endangered.

Littoral rainforests are areas of high biodiversity and typically contain threatened or endangered species. They are identified in State Environmental Planning Policy SEPP 26 which applies strict management controls. Littoral rainforests also include a buffer zone from the edge of the mapped area to protect the core area from edge effects.

The Hastings Point locality contains important habitat for a diverse array of native fauna and flora. Certain areas have high conservation value and contain a number of endangered ecological communities and regionally significant vegetation communities. The retention of remnant vegetation and their associated buffers establishes the basis for a network of habitat links and/or corridors within the area.

The Threatened Species Conservation Act 1995 and Environment Protection and Biodiversity Conservation Act 1999 aim to protect threatened species and significant flora and fauna corridors. It is also a requirement of the Far North Coast Regional Strategy (2006) and the North Coast REP, 1988 that significant vegetation be protected.

The *Tweed Coast Estuaries Management Plan 2004-2008 Cudgen, Cudgera and Mooballl Creeks* outlines the roles and values of providing appropriate buffers zones to the

waterways in the LGA, including Cudgera and Christies Creeks. The buffers as quoted from the management plan are to 'protect and enhance scenic quality, water quality, aquatic ecosystems, biodiversity and wildlife habitat and corridors'.

The buffers are to be revegetated to provide a perimeter of habitat alongside the waterways between urban areas and the waterways. Focus should also be placed on the stabilisation of eroded foreshores and steep embankments.

The *Tweed Coast Estuaries Management Plan 2004 2008, Cudgen, Cudgera and Mooballl Creeks*, states that 'the minimum 50 metre buffer zone around the estuary banks recommended in the 1997 Estuary Management Plan appears to be appropriate' however the application of this to different site conditions will result in the actual distance and management of the area being subject to detailed merit-based assessment on a case-by-case basis.

The strategy is to complete an estuary buffer along all creek edges and to protect the integrity of those that already exist by weed eradication and revegetation and other measures as set out in the *Tweed Coast Estuaries Management Plan 2004 2008, Cudgen, Cudgera and Mooballl Creeks*.

Informal pedestrian tracks have developed throughout the dunes to the north and the south. In some locations these tracks are multiplied in close proximity.

The strategy sets out to minimise tracks through the dunes through closing multiple track and rehabilitating the natural environment. Defining one track in each location will still allow for pedestrian access to the ocean foreshore. Refer also to 3.3.7 *Circulation and Access* for locations and more information.

Camping on the Headland is an important use within Hastings Point and attracts many people during the summer months. The key is to ensure that camping does not trample or destroy vegetation and that the integrity of headland ecology is preserved.

Refer to *Part 4 - Precinct Plans* for more information.



Figure 3.2 Environmental Protection Plan for Hastings Point

3.3.2 FLOODING

Hastings Point is a settlement situated at the confluence of the Cudgera and Christies creek catchments and the tidal estuary which makes its way through the settlement to the ocean. Much of the urban land in the settlement is located adjoining this sensitive natural system and is subject to inundation during peak flood events.

The estuary is somewhat protected from sea surges during major storm events, however, low-lying sites as indicated in *Figure 3.3* have been shown in flood studies conducted by Tweed Shire Council to be flood affected.

The land indicated on *Figure 3.3* opposite is likely to be flood affected by 1:100 year storm events.

Within these areas developments need to comply with the development controls set down in the *Tweed Development Control Plan Section A3 - Development of Flood Liable Land*. This will ensure that developments are constructed in accordance with appropriate flood planning levels to avoid property losses and that developments make adequate provision for emergency response, with measures such as high level evacuation routes to maintain resident safety during flood events.

Notably areas within Hastings Point that are particularly flood prone include:

- Lot 156 (A).
- Lots along Creek Street (B).
- Lots along Young Street (C).
- North Star Caravan Park (D).
- Hastings Point Holiday Park (E).
- Rear of lots that abut the creek along the Tweed Coast Road (F).

While filling of land may be permissible with consent, the impacts of filling flood prone land on the natural environment, existing development, and the visual and physical character of Hastings Point need to be carefully considered due to the sensitivity of the natural environment, and the potential for adverse impacts on adjoining land which may include;

- changing the existing quality of the landscape and visual setting to the settlement,
- removal of vegetation,
- loss of visual privacy,
- unsightly retaining walls and/or batters at boundaries,
- adverse impacts on significant ecological systems and species,
- adverse impacts on ground water conditions,
- obstruction of stormwater and flood flow paths, and
- cumulative impacts.

Basement carparking is only permissible on sites where

protection from the ingress of flood water to a level 500m above the design flood level is feasible, and is consistent with the *Part 4 - Precinct Plans* contained within this DCP.

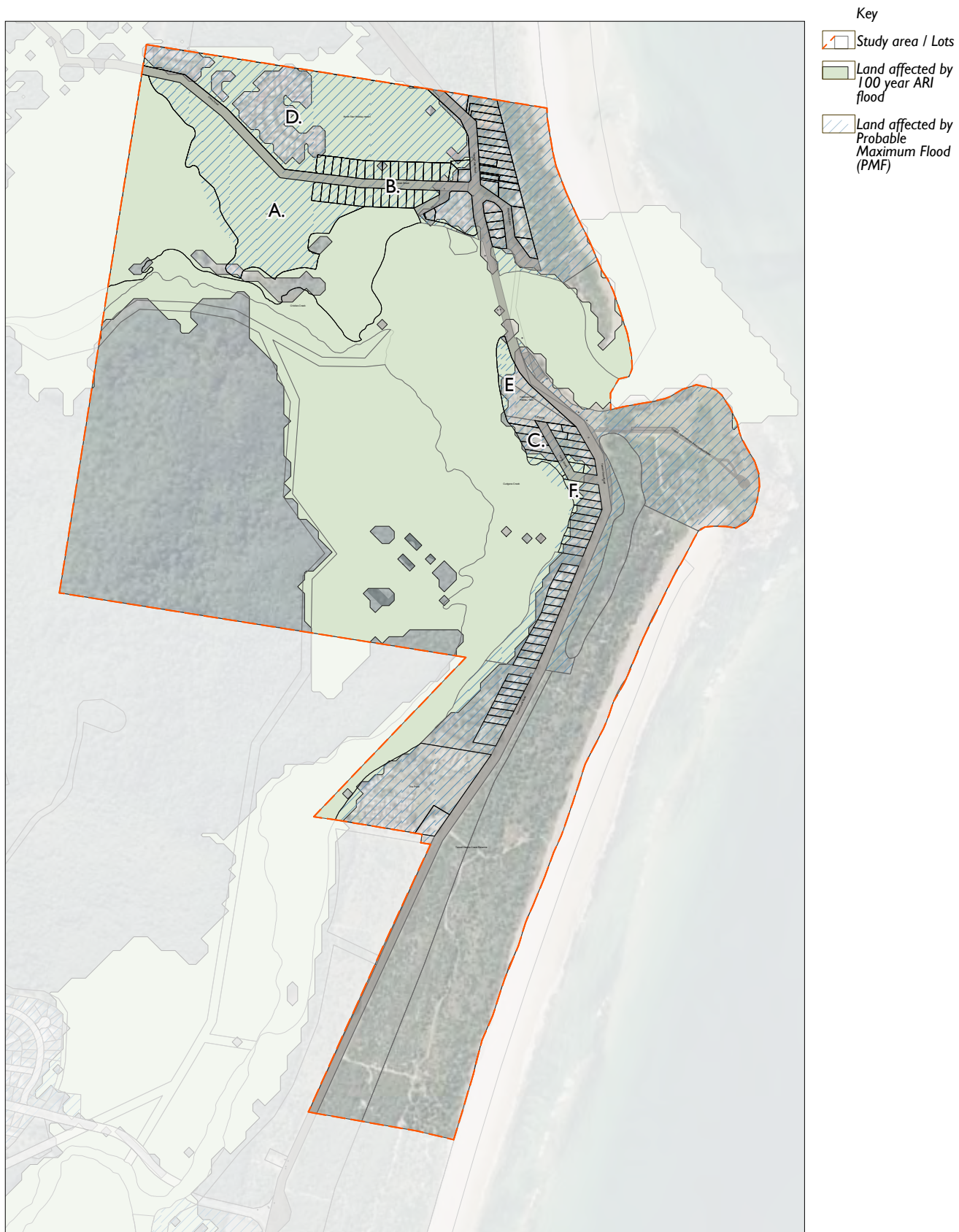


Figure 3.3 Flooding Plan for Hastings Point

3.3.3 WATER TABLE AND ACID SULFATE SOILS

Hastings Point is subject to fluctuating ground water levels and these levels may be quite shallow, relevant to ground surface levels.

Most of Hastings Point is generally quite low lying with some lots being not much above the high water mark.

Excavation and filling of land, the removal of vegetation and other man-made changes to the natural environment may result in disturbance to ground water.

A high water table in combination with certain soil types can have implications for foundation design, road and drainage construction. Additionally, groundwater has a greater potential to become contaminated by certain land uses.

Further, disturbance of potential or actual acid sulfate soils may occur, resulting in the discharge of acidic runoff which can adversely affect aquatic life.

Acid Sulfate Soils (ASS) generally occur in low lying areas below 5m A.H.D.

The term ASS refers to soils that are producing acid (actual acid sulfate soils) and those that could become acid producing (potential acid sulfate soils).

Potential acid sulfate soils are naturally occurring soils containing iron sulfides (pyrite). They become actual acid sulfate soils when the pyrite is exposed to air, often because of human activity. Once oxidised the addition of water results in the production of sulfuric acid.

In July, 2000, The National Working Party on ASS released the National Strategy for the Management of Coastal Acid Sulfate Soils. The Strategy provides a framework for governments, industry and the community to manage development on these soils. It seeks an integrated approach to management and provides general background about the impacts of acid drainage.

Areas that may be more susceptible to acid sulfate soils in Hastings Point include:

- Lot 156 (A).
- Lots along Creek Street (B).
- Lots along Young Street (C).
- North Star Caravan Park (D).
- Hastings Point Holiday Park (E).
- Rear of lots that abut the creek along the Tweed Coast Road (F).

Figure 3.4 indicates likely areas affected by Acid Sulfate Soil and are categorized in accordance with the level within which ASS may be found. For instance a Class 1 area is more likely to encounter ASS closer to the surface than a Class 5 area. More information on Classes and their interpretation can be sourced from Council Staff and from the *Acid Sulfate Soil Manual (ASSMAC, 1998)*.

Developments that may disturb Acid Sulfate Soils must be

planned and managed to mitigate likely impacts.

Developments that are likely to disturb Acid Sulfate Soils will be required to be supported by an Acid Sulfate Soils Investigation and Management Plan at the Development Application submission stage. Refer to *Part 4 - Precinct Plans*.

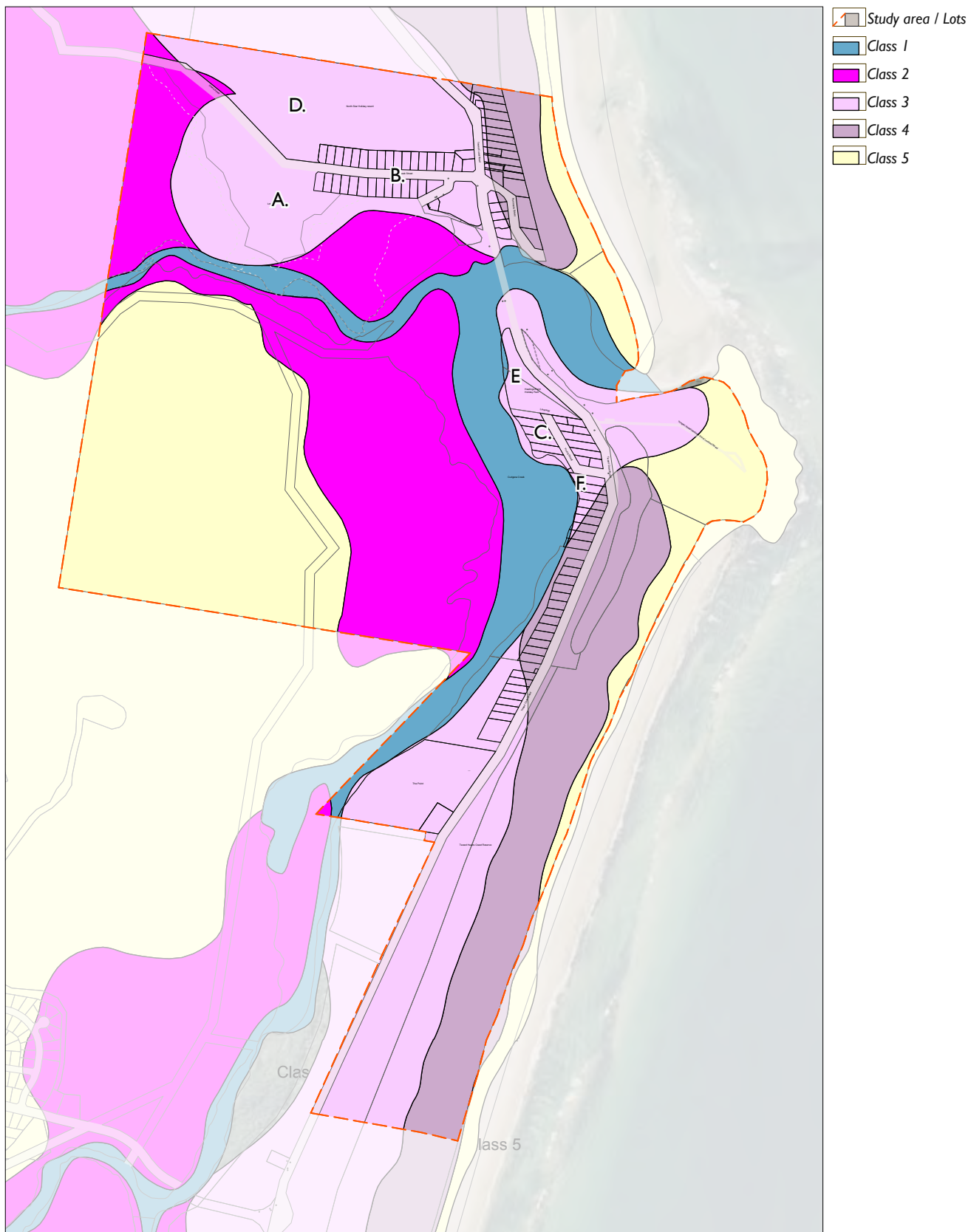


Figure 3.4 Acid Sulphate Soil Plan for Hastings Point

3.3.4 SCENIC PROTECTION AND VIEWS

Given the close proximity of the natural environment around and through the settlement, the existing visual qualities of the natural environment are intrinsic to Hastings Point.

Hastings Point is valued the visual qualities of its surrounding natural environment. It also is an urban area and fulfils the function of provide for human habitation and human use and provides for access to and enjoyment of its surrounding natural environment and its foreshores.

Buildings are therefore necessarily a part of the settlement and also contribute to its visual character. As such buildings are and will continue to be visible within many parts of Hastings Point and within its identified visual settings.

The intent of this plan is not necessarily to hide buildings as much as possible, nor to restore the settlement visually back to its original state before human habitation, but rather to ensure a balance between viewing; from key public places, the natural environment and buildings together as a whole.

The overall visual identity is to be that of a small coastal settlement set within a pristine natural environment.

The key to achieving this is to ensure buildings are designed with reference to the visual setting or settings in which they appear.

The effect of new structures and building within a visual setting should;

- ensure that the key complements of that visual setting are not obscured,
- not be more visually obtrusive than existing buildings within that visual settings,
- not be visible within visual settings that currently do not have buildings and structures,
- respect the key principles of visual settings.

Where buildings are visible within a visual setting they are to be beautiful, well designed and represent a small coastal settlement rather than a larger urban settlement.

The visual settings in Hastings Point have been chosen for their importance within the settlement. Importance is given to views from public places that many people use and enjoy.

Private views are not considered primary to the character of Hastings Point and are therefore not mapped in this plan although view sharing is encouraged.

The visual settings identified in this plan include:

- A - From the Headland.
- B - From the Estuary Park looking north and west.
- C - From the bridge looking South
- D - From the bridge looking North
- E - From the Bridge Looking West.
- F - Down Creek Street.

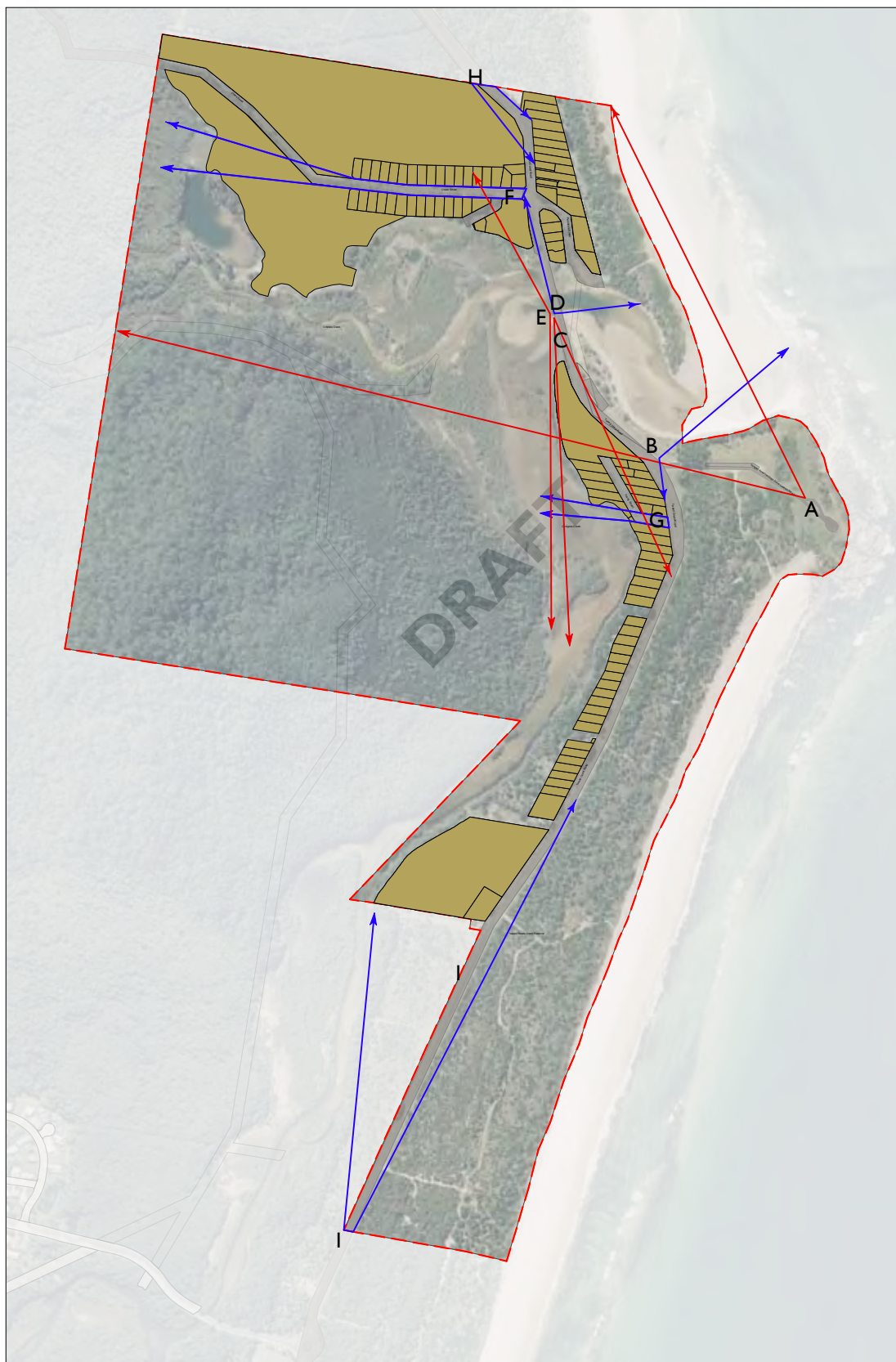
- G - Down Young Street.
- H - Down the Northern part of the Tweed Coast Road.
- I - Down the Southern part of the Tweed Coast Road.

Within each visual setting elements have been identified and their importance to retaining the view as well as parts within the view that require improvement to further strengthen Hastings Point as a small coastal settlement encased within a natural environment.

The implication is that those parts of the view that are important to the character of Hastings Point; whether on private or public land, must be retained and as such form development controls for private land and guidelines for public domain improvements.

So too, those parts of the view requiring improvement also constitute development controls for private land and guidelines for public domain improvements.

Visual settings and controls for developments within them are found in *Part 4.5: Visual Settings* and are also identified in the *Precinct Plans in Part 4*.



Visual settings A, C and E are shown with a red line, all other visual settings are shown with a dark blue line.

Lots potentially affected by visual settings are shown in brown.

Figure 3.5 Lots potentially affected by Visual Settings in Hastings Point

3.3.5 PUBLIC OPEN SPACE AND PUBLIC FACILITIES

Public open spaces in Hastings Point are a significant aspect of the settlement uniqueness, its attractiveness and livability.

Public spaces are also easily accessed from the main road.

Many of these public open spaces are in proximity to the water; either the estuary, the creeks or the ocean.

Public open spaces in Hastings Point include:

- the Northern Dunes,
- the Estuary foreshore at the boat shed,
- Christies Creek Foreshores,
- Cugdera Creek Foreshores,
- the Estuary Beach and Park,
- the Headland,
- the Southern Dunes,
- potential new pocket park.

The qualities of these spaces and the uses that occur within them vary significantly from one space to the next offering residents and visitors a wide variety of activities and natural experiences within the locality area.

The over arching characteristics common to all spaces is having either relatively intact or remnant vegetation and landform that has generally not been significantly altered. This gives all the spaces a natural rather than man made quality. It is important this natural quality is retained, strengthened and protected.

Many of the public open space in Hastings Point are primarily for nature conservation although some recreational and educational uses also occur within them, generally pedestrian or small boat access only. These spaces include:

- the Northern Dunes,
- Christies Creek Foreshores,
- Cugdera Creek Foreshores,
- the Headland,
- the Southern Dunes.

These spaces are discussed in greater detail in 3.3.1 *Environmental Protection* as their primary function is to protect the environment.

The remaining areas also have a natural appearance and contribute to nature conservation however they are primarily for relaxation, recreational and educational purposes, these include:

- the Estuary foreshore at the boat shed,
- the Estuary Beach and Park.,
- potential new pocket park.

Estuary foreshore at the boat shed

The estuary foreshore at the boat shed is a hardened area on the waters edge that has a boat storage facility with vehicular access. This area is the most modified part of the estuary edge. Given the estuary is valued for its ecological integrity and natural qualities this type of edge treatment is not likely to be extended nor replicated elsewhere and confined to where it occurs today.

More detailed strategies for each public open space is set out in *Part 4 - Precinct Plans and Visual Settings* under the precinct within which they are located.

Estuary Beach and Park

The Estuary Beach and Park are important recreational and relaxation spaces within Hastings Point.

This area is valued by families as it has a calm water beach many days of the year and a relatively flat and open grassed area for picnics and barbecues.

It also has a children's play area and an amenities block and is in close proximity to the shop and caravan park. It also has on street parking and a boat launching area for small crafts.

The key for the future of this area is to retain and enhance the area as it is today; as an informal park within a natural setting, whilst providing some additional native vegetation for shade and improvements to the children's play area.

Any new vegetation is to be composed of local indigenous species to complement and extend the natural estuarine environment.

The footpath is to be extended along the Tweed Coast Road generally linking the amenities block with the children's play area. The boat launch area is to be retained. The current configuration and location of parking is to be retained.

More detailed strategies for each public open space is set out in *Part 4 - Precinct Plans and Visual Settings* under the precinct within which they are located.

Potential new pocket park

Given the size of the subdivision of lot 156 and the likely increase in the number of people living in the subdivision, on the southern shores of Christies Creek and the subdivisions importance in completing the public foreshore area along the creek, it may be desirable to create a small natural pocket park in proximity to the creek to allow an area for recreation and relaxation for residents.

More detailed strategies for each public open space is set out in *Part 4 - Precinct Plans and Visual Settings* under the precinct within which they are located. If a space occurs in more than one precinct it is detailed under both those precincts.

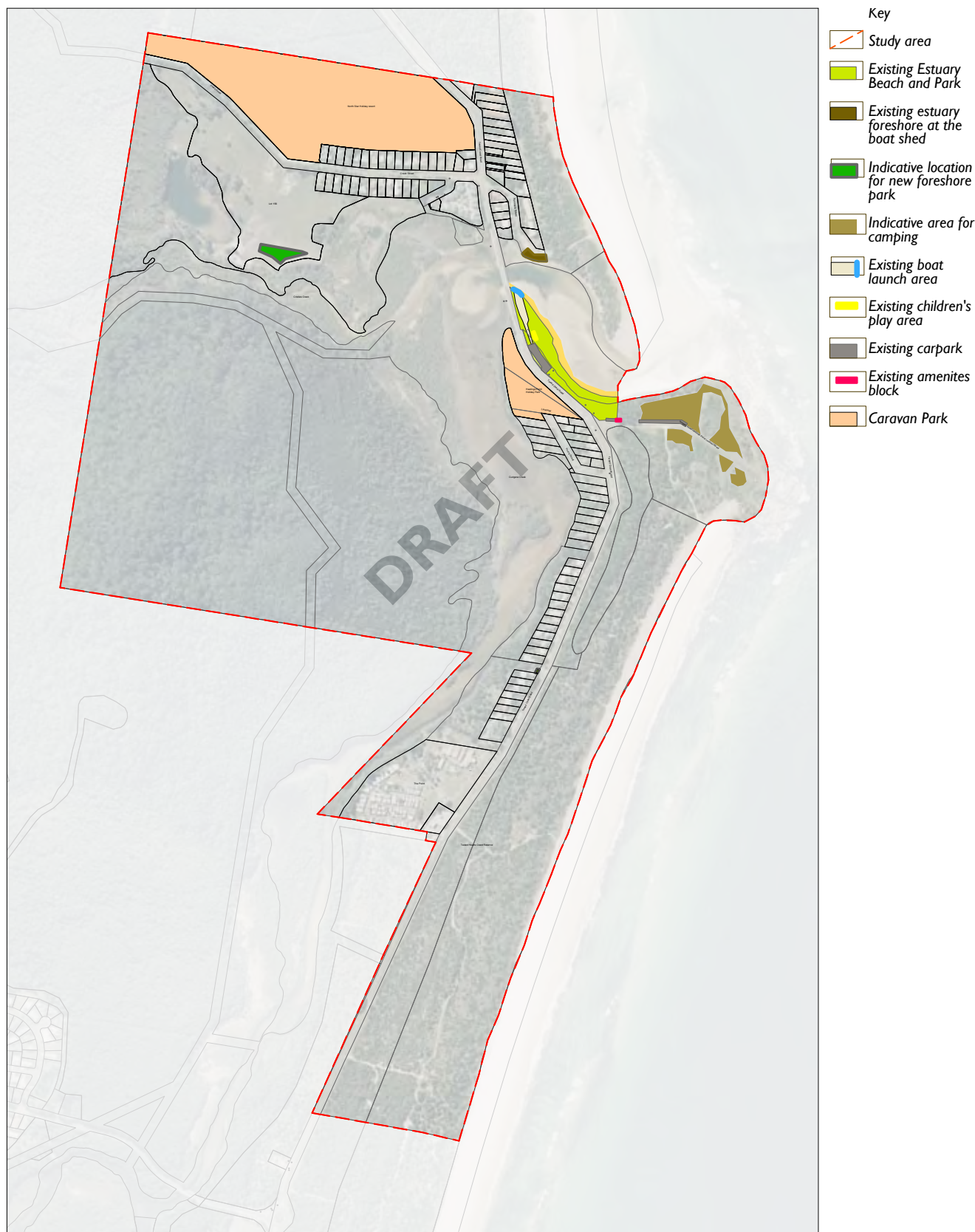


Figure 3.6 Public open space and public facilities Plan for Hastings Point

3.3.6 URBAN VEGETATION

The natural coastal landscape is a defining feature of Hastings Point. This is complimented by a diverse range of introduced semi-tropical plant species throughout the settlement which contributes to Hastings Point being a unique coastal settlement on the Far North Coast of NSW and along the whole of the NSW Coast.

For the purposes of this document the term urban vegetation relates to vegetation on private lots generally to the front and the rear but in some cases also to the sides of lots.

Vegetation to the front of lots is important as it contributes to the quality of public streets and roads and therefore also contributes to the quality and livability of Hastings Point as a whole.

Vegetation to the front of lots is important in Hastings Point as it can;

- visually unify a street where there is an inconsistency in terms of built form; where there are many different building styles, heights and setbacks,
- provide shading over the street and footpath, thereby improving pedestrian amenity,
- improve the micro climatic conditions on lots and streets,
- contribute to the integrity of ecological systems by providing wildlife corridors,
- help retain the green and natural qualities of Hastings Point as it is today along many streets.

Some streets and lots currently do not have much vegetation on the front of lots such as on some lots along Young Street and parts of the Tweed Coast Road. It is expected that vegetation will be planted in these locations to complete the green and natural qualities of streets throughout Hastings Point.

Species selection for the front of lots is to include remnant and new native trees and shrubs, intermingled with exotic and semi-tropical planting.

Urban Vegetation to the rear of lots in many cases abuts diverse natural areas such as dunes and the creek edges of both Christies and Cudgera Creeks to bushland areas. As such urban vegetation to the rear of lots forms an important transitional area from urban to natural.

Urban vegetation to the rear of lots plays an important role in protecting the integrity of the natural systems they abut and as such need to be carefully designed and managed.

Where ever possible urban vegetation to both the front and rear of lots is to protect existing indigenous vegetation and in complement plant species in existing and new riparian buffers.

Additional planting is to be of similar species to support the viability of isolated pockets of native vegetation.

It is important that existing trees and shrubs are retained where ever possible.

Figure 3.7 indicates where urban vegetation is to occur in Hastings Point. The diagram differentiates between urban vegetation located within front setbacks and within rear setbacks.

For the design of front and rear setback refer to Part 5 - Building Type Controls, for setback dimensions refer to Part 4 - Precinct Plans.

Other natural areas such as additional areas on private lots for creek riparian buffers, the park, dune, the headland and the creeks not covered in this Figure but can be found in the strategy: Environmental Protection.



Existing vegetation to the front of properties; such as in this location on a lot on the Tweed Coast Road, indicates how vegetation can dominate built form and provide a green and natural quality along the road.



Existing vegetation to the rear of properties; such as in this location on a lot on the Tweed Coast Road, forms an important buffer between urban uses and the sensitive estuary ecology.



Figure 3.7 Urban Vegetation Plan for Hastings Point

3.3.7 CIRCULATION AND ACCESS

Hastings Point is located along the Tweed Coast Road, the main road linking the Tweed coastal settlements and as such also functions as a through road.

As a central spine to the settlement the Tweed Coast Road is also the main pedestrian and cycle route and provides access to nearly all locations and facilities in Hastings Point including;

- the shops,
- the caravan park,
- the Estuary Beach and Park,
- the Headland,
- all residential streets,
- the amenities block and carparks.

As such the Tweed Coast Road is a multifunctional public area that provides for pedestrian, cars, buses and bicycles concurrently.

The Tweed Coast Road is fundamental to the functioning and amenity of Hastings Point and needs to be recognised for its importance to pedestrians.

The Tweed Coast Road is to have slowed traffic, additional road crossings, street trees and vegetation and where possible widened footpaths and additional parking.

The back streets; Young, Creek and Peninsula Streets, are quiet one way residential streets. Pedestrians and cyclists accessing other parts of the settlement need to use the Tweed Coast Road rather than the residential streets as they generally do not link through to other parts of the settlement.

These streets are pleasant pedestrian places as they have narrow driving lanes, wide grassed verges and unmade edges.

It is important that these characteristics are retained and that they continue to be safe, pleasant public spaces as well as provide vehicle access to residences.

Supplementing this formal system of made streets is an extensive system of informal pedestrian tracks and pathways.

These tracks and pathways link pedestrians to creek and ocean foreshores and beaches through natural areas such as dunes, foreshore reserves or parks.

These tracks and pathways are unformed and organically made. Over time multiple tracks have formed in some locations that has lead to trampling of vegetation and could lead to erosion. The main locations for these tracks are;

- between the southern beach and the Tweed Coast Road,
- between the northern beach and Peninsula Street,
- from the headland road to the estuary beach and the southern beach,
- between the Tweed Coast Road and the foreshores of

Cudgera Creek.

The system of track is an important characteristics of Hastings Point and are to be retained as informal pedestrian paths.

In order to protect the natural environment in locations where multiple tracks have formed one main one is to be retained and the others are to be revegetated.

Launching boats, canoes and other small crafts is possible from defined locations; one to the south of the estuary in the Park and the other from the north of the estuary at the boat shed, these are to be retained.

The Headland Road provides access to the camping area and the headland, it also provides parking on the headland. It is to be retained and defined where necessary to ensure that car manoeuvring does not occur on vegetated or grassed areas.

It is desirable to consider a new public link from Creek Street towards Christies Creek. This could be extended by a public park and pedestrian track to the foreshore of Christies Creek. This would provide a defined area for pedestrians and avoid informal tracks developing elsewhere along the creek foreshores.

The caravan park laneway has the potential to provide an area adjacent to the shops which could be used for outdoor seating and eating. This would create a functional and pleasant area for informal socialising.

There are paper roads through the conservation area to the west of Cudgera Creek, these are not expected to ever become roads.

Strategies for each street and the Tweed Coast Road are found in the precinct in which they are located in *Part 4: Precinct Plans*.

Strategies for pedestrian access are found in the public spaces in which they are located in the precinct in which they are located in *Part 4: Precinct Plans*.

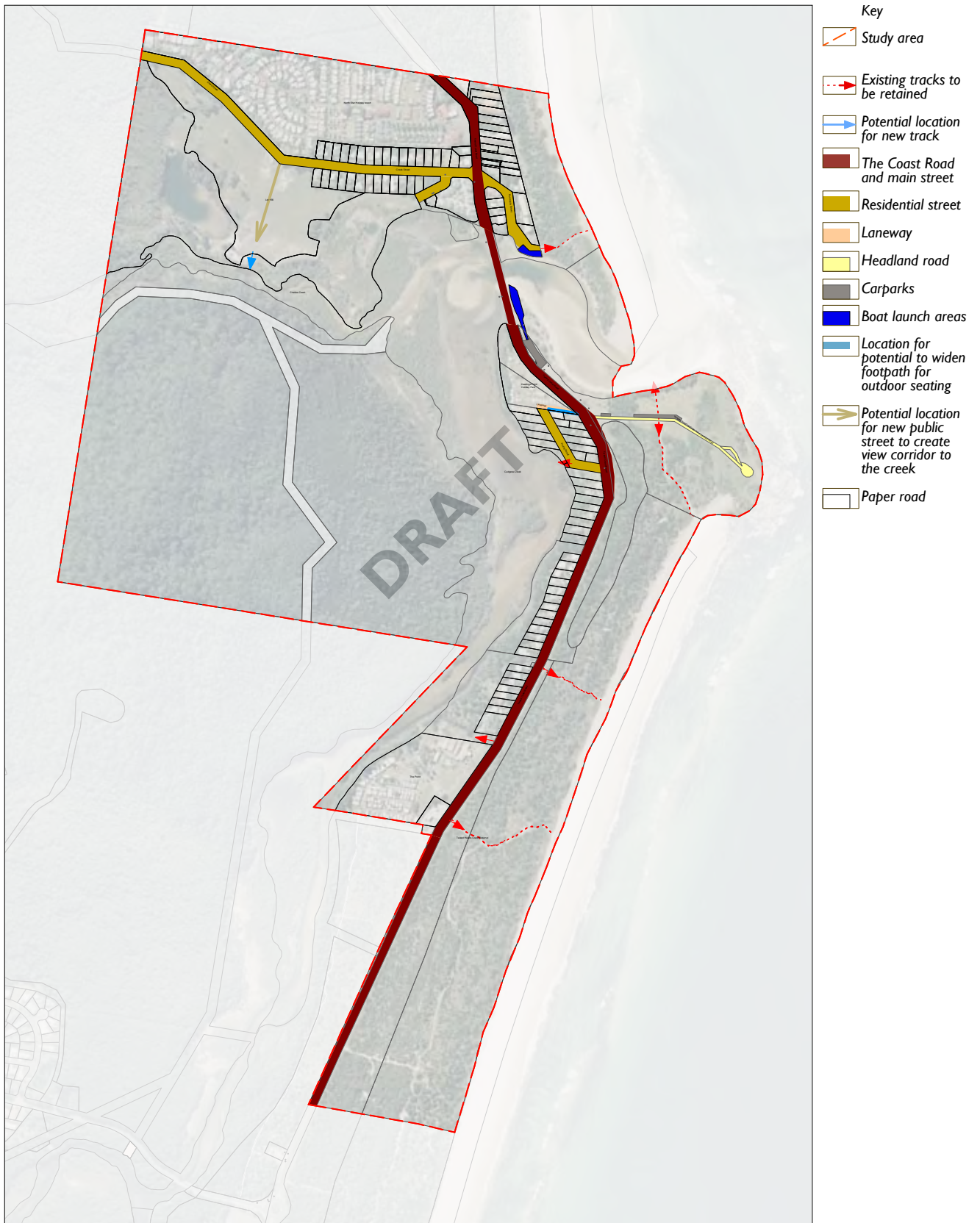


Figure 3.8 Circulation and Access Plan for Hastings Point

3.3.8 BUILDING TYPES AND PRECINCT AREAS

Hastings Point has a variety of building types ranging from:

- un-subdivided urban land,
- single dwellings,
- town houses,
- residential flat buildings,
- retail buildings,
- commercial buildings, and
- public buildings,

Hastings Point also has caravans, cabins and tents that provide accommodation.

In the future it is likely that some buildings will be replaced and sites redeveloped whilst other buildings are not likely to change therefore continuing to giving a mix of building types.

It is important that planning decisions regarding the distribution of suitable building types throughout Hastings Point;

- recognises natural constraints in particular environmental protection, retention of vegetation, flooding and Acid Sulfate Soil,
- contributes to the visual and pedestrian amenity of the street or road in which they are located,
- provides a density commensurate with its location within the settlement,
- be commensurate with the dominant built form on surrounding lots,
- contributes to the identified visual settings,
- complements the configuration and accessibility of sites,
- recognises topographical constraints,
- contributes to creating a small coastal settlement nestled within a natural setting.

The plan opposite has been developed by overlaying these considerations and represents the capacity of each lot in terms of the building types possible.

Lots around the bridge and estuary have a significant affect on views within the centre of the settlement and must remain low and small in scale.

There is the opportunity for multi dwelling buildings on all 2b zoned sites. In the centre there is the opportunity for some shop-top housing to provide some additional residential density in proximity to the shop.

Buildings along Creek street must complement the low scale, well landscaped residential qualities of the street.

Commercial land may redevelop also in the future to provide more intense and street friendly uses.

Peninsula Street is suitable for residential flat buildings where buildings are setback from the dunes, step with the

topography and are screened by vegetation along the Tweed Coast Road.

Sites along the Tweed Coast Road in the southern precinct are more suited to houses, dual occupancies and town houses given the visual sensitivity of some lots, the small size of many lots and the topographical constraints. Council may consider residential flat buildings in this precinct if the development can address the precinct constraints and objectives.

The precincts defined in the plan opposite have been determined with emphasis on the public domain.

Precincts are focused on streets and the road to recognise the importance of the public domain and to recognise that buildings contribute to the quality of streets and roads. Both sides of the street or road are considered together to result in a consistent design approach. The precincts also include the open space areas that are an important component of each precinct.

The precinct are:

- The Centre.
- Peninsula Street and the northern entry.
- Creek Street.
- South Hastings Point

Detailed information and controls for precincts are provided in *Part 4*.

Design direction and controls for building types are found in *Part 5 and Part 6*.

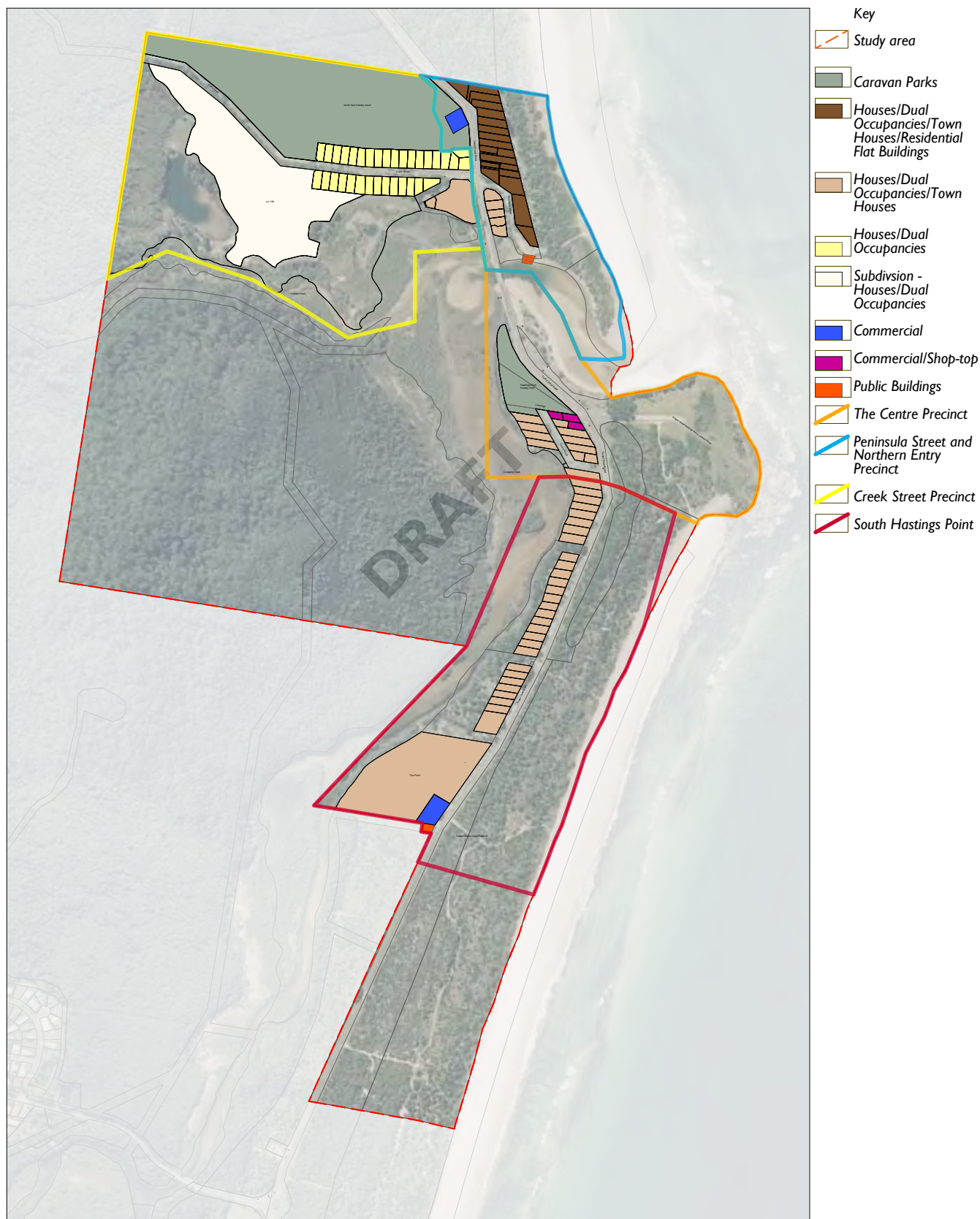


Figure 3.9 Building Types and Precinct Plan for Hastings Point