



HASTINGS TOWN CENTRE STRUCTURE PLAN PROGRESS REPORT (DECEMBER 2025)

The township of Hastings is predominately residential with a retail and commercial centre concentrated along the High Street spine with stores located behind the High Street shops.

Hastings is one of three major activity centres on the Peninsula and is expected to meet the greatest demand for future growth and to provide the greatest range of retail, commercial and community services and facilities. The Hastings Activity Centre is intended to service the population of the Hastings township, and, for higher order commercial activity and community services, the wider surrounding district.

The aim of the Hastings Town Centre Structure Plan is to address issues of land use, urban design and accessibility in order to provide a framework for future development and improvement of the centre over

The Hastings Town Centre Structure Plan was adopted by Council in December 2014.

VISION

The Hastings Town Centre will be:

- *The ‘gateway to Western Port’ – a bustling ‘country town on the coast’ – the ‘heart’ of the eastern section of the Mornington Peninsula. A valued place the community identifies with.*
- *The community’s base for recreation, shopping, social interaction, living, and the focus for retail, commercial, community and civic services.*
- *A place that has its own unique character, designed around High Street – with a low-scale built form and high quality public spaces – that reflects its history as a coastal settlement. It will have a strong functional and visual connection to Western Port.*
- *Forward looking, welcoming future growth in line with its growing community, its increasing role as a regional boating facility and the opportunities provided by the future expansion of the Port of Hastings.*
- *Accessible to its catchment, offering attractive opportunities for walking and cycling, with good public transport services and well-integrated railway station precinct.*



- *A sustainable centre – economically, socially and environmentally – that can adapt to the changing needs of its community and changing circumstances over time.*

OBJECTIVES

The future of the Hastings Town Centre will be guided by the following objectives:

- Enhance the Hastings Town Centre as the heart of the eastern section of the Mornington Peninsula, in line with its role as a Major Activity Centre in the hierarchy of centres on the Mornington Peninsula.
- Facilitate the provision of additional retail and commercial development to improve the competitive strengths of the centre, as well as its employment and economic development opportunities.
- Within the centre, strengthen the focus of commercial and community life on High Street.
- Encourage additional housing opportunities in the non-residential precincts of the centre, creating a broader mix of uses, housing diversity, a more liveable and safe centre and additional dwellings close to facilities and public transport.
- Encourage the provision of additional housing opportunities in the residential areas of the centre.
- Strengthen the Hastings Town Centre as the focus for community, cultural and civic services for the eastern section of the peninsula.
- Enhance and extend the overall provision of public open space in the Activity Centre improve its amenity, attractiveness and economic competitiveness.
- Strengthen the connections and interface of, as well as the synergies between, the Town Centre and the foreshore.
- Promote the role of the foreshore as a high quality public open space that supports the attractiveness of the Hastings Town Centre.
- Maintain and strengthen the existing grid-layout of the Hastings Town Centre.
- Improve the linkages between the main commercial sections of the centre, the foreshore and the railway station.
- Make better use of available land and boost economic activity by allowing higher scale buildings in appropriate locations.
- Create an attractive built form image that is defined by high quality buildings of an appropriate scale to their location.
- Protect views along High Street to the foreshore and Western Port.
- Strengthen the local character of Hastings through protection of its built heritage.
- Strengthen the identity and character of Hastings through high quality architectural design.



- Ensure that the spaces around buildings are designed to make a positive contribution to an attractive public realm.
- Maximise the opportunities of the waterfront location and the coastal backdrop of the centre.
- Create a high quality, all abilities and safe streetscape environment that encourages active street life.
- Complement the foreshore parks with a range of smaller open spaces (micro-parks) and streetscape enhancements in the centre to support street life and community interaction.
- Establish Hastings' reputation as a centre of sustainability by fostering innovative and sustainable contemporary design.
- Improve the environmental sustainability of the Hastings Town Centre in terms of building design, energy and water use, and impacts on the natural environment.
- Design the outdoor spaces of Hastings to enhance sustainability and to conserve water.
- Design buildings and spaces to improve the level of actual and perceived safety throughout the centre.
- Improve the management of traffic flows to and within the Hastings Town Centre in a way that facilitates additional future commercial and residential development and that contributes to the attractiveness of the centre.
- Support growth of the Hastings Town Centre by maintaining an adequate level of highly accessible car parking.
- Facilitate improvements to the public transport services that link the Town Centre with its catchment.
- Create a safe and high quality pedestrian and bicycle environment in the Hastings Town Centre.
- Improve pedestrian and bicycle access between the Town Centre and its catchment.



IMPLEMENTATION ACTIONS STATUS UPDATE

ACTION	LEAD AGENCY	2024 STATUS	2024 COMMENTS	2025 STATUS	2025 COMMENTS	
A1	Facilitate a Planning Scheme Amendment process to include the policies of the Structure Plan in the Mornington Peninsula Planning Scheme	Council Strategic Planning	Complete	Amendment C190morn implemented the recommendations of the Hastings Town Centre Structure Plan. The amendment made changes to the local policy relating to the Hastings Activity Centre, introduced DDO27 to the Hastings Activity Centre and rezoned land at 4, 6, 8, 15, 17, 19 and 25 King Street; 136, 140 and 144 Salmon St and 2 Elizabeth St from the from GRZ to MUZ. The amendment was gazetted on 19 December 2019.	Complete	N/A (action noted as completed during the previous review).
A2	Support planning applications for the use and development of land that is in line with the policies of this Structure Plan.	Council Planning Services	Ongoing	This action will continue to be implemented over time as planning permit applications come forward for individual sites.	Ongoing	This action will continue to be implemented over time as planning permit applications come forward for individual sites.
A3	Facilitate a Planning Scheme Amendment process for the rezoning of residential land between King Street, Salmon Street and Elizabeth Street to Commercial 1 Zone	Council Strategic Planning	Complete	Amendment C190morn rezoned the land from General Residential Zone to Mixed Use Zone. The amendment was gazetted on 19 December 2019.	Complete	N/A (action noted as completed during the previous review).



ACTION		LEAD AGENCY	2024 STATUS	2024 COMMENTS	2025 STATUS	2025 COMMENTS
A4	Facilitate a Planning Scheme Amendment process for the introduction of building height and setback controls	Council Strategic Planning	Complete	Amendment C190morn introduced DDO27 to the Hastings Activity Centre and includes height (mandatory requirement of 11 metres (3 storeys)) and setback controls. The amendment was gazetted on 19 December 2019.	Complete	N/A (action noted as completed during the previous review).
A5	Prepare a Streetscape Design Framework for High Street.	Council Strategic Planning	Complete	A Streetscape Design Framework for High Street, Hastings was prepared in November 2015. The aim of the Framework is to develop a Master Plan which reinforces High Street as both the commercial and community hub of Hastings.	Complete	N/A (action noted as completed during the previous review).
A6	Undertake the staged implementation of streetscape improvements in line with the Streetscape Design Framework.	Council Strategic Planning	Complete	The staged implementation of streetscape improvements has now been completed.	Complete	N/A (action noted as completed during the previous review).
A7	Prepare a Strategy for the improvement of laneways.	Council Strategic Planning	Complete	The Hastings Activity Centre Laneways Strategy was prepared in November 2015. The Strategy provides clear direction and guidance to enhance user experience of the Hastings Laneways.	Complete	N/A (action noted as completed during the previous review).
A8	Undertake the staged implementation of laneway	Council	Complete	The implementation of laneway improvements has now been completed.	Complete	N/A (action noted as completed during the previous review).



ACTION		LEAD AGENCY	2024 STATUS	2024 COMMENTS	2025 STATUS	2025 COMMENTS
	improvements in line with the Laneways Strategy.	Strategic Planning				
A9	Prepare an Urban Design Framework Project for the King Street Area.	Council Strategic Planning	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.
A10	Prepare an Urban Design Framework Project for the Railway Station precinct, in cooperation of VicTrack and the Department of Transport.	Council in conjunction with Victrack and Department of Transport	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.
A11	Prepare an Urban Design Framework Project for the area between High Street, Marine Parade, Herring Street and Salmon Street.	Council Strategic Planning	Yet to be commenced	Subject to budget and staff resourcing.	Yet to be commenced	Subject to budget and staff resourcing.
A12	Prepare a Master Plan for the improvement of north-south pedestrian links, including the provision of micro-parks.	Council Strategic Planning	Complete	The Hastings Activity Centre Laneways Strategy was prepared in November 2015. The Strategy provides clear direction and guidance to enhance user experience of the Hastings Laneways. The implementation of laneway improvements has now been completed.	Complete	N/A (action noted as completed during the previous review).
A13	Undertake the staged provision of micro-parks and pedestrian network improvements.	Council	Complete	The Hastings Activity Centre Laneways Strategy was prepared in November 2015. The Strategy	Complete	N/A (action noted as completed during the previous review).



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		Strategic Planning		provides clear direction and guidance to enhance user experience of the Hastings Laneways. The implementation of laneway improvements has now been completed.		
A14	Undertake the staged improvement of intersections and pedestrian crossings.	Council Traffic and Transport	Complete	The pedestrian crossing located on High Street has been completed. Parking signage was implemented as part of the Parking Precinct Plan project.	Complete	N/A (action noted as completed during the previous review).
A15	Public transport improvements	Department of Transport and Planning	Ongoing	This action is ongoing. Council continues to advocate for better public transport on the Peninsula. Council has been successful in advocating to the State Government to begin planning of the cross peninsula bus service from Western Port to Mornington.	Complete	Council has been successful in advocating to the Department of Transport and Planning who have provided funding for an East-West bus from Hastings to Mornington. It is expected to be operational late in the 25/26 Financial Year.
A16	Foreshore Access Traffic Management Review in Town Centre to accommodate increase in visitation to Foreshore.	Council Traffic and Transport	Complete	This action has been delivered through the 40km Local Area Traffic Management project.	Complete	N/A (action noted as completed during the previous review).



ACTION		LEAD AGENCY	2024 STATUS	2024 COMMENTS	2025 STATUS	2025 COMMENTS
A17	Undertake the staged implementation of traffic management measures in line with the Foreshore Access Traffic Management Review.	Council Traffic and Transport	Complete	This action has been delivered through the 40km Local Area Traffic Management project.	Complete	N/A (action noted as completed during the previous review).