

02/08/2012
C41

SCHEDULE 2 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO2**.

SWAN HILL RIVER PRECINCT

1.0

19/01/2006
VC37

Design objectives

To establish Swan Hill River Precinct as the primary public space for Swan Hill regional centre.

To establish Swan Hill River Precinct as a focus for leisure , cultural and tourism opportunities.

To reinstate the natural landscape of the Murray River.

To protect heritage assets and provide for interpretation of Swan Hill's cultural heritage.

To have regard to those elements that significantly contribute to the special landscape character of the area.

To progressively provide for uninterrupted access to the Murray River.

To develop stronger physical and visual links between the River reserve and the edge of the Swan Hill Central Business Area.

To develop Curlewis Street as Swan Hill's premier tourist precinct by encouraging tourism retailing and facilities, continuous street frontages and active uses at street level.

2.0

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Buildings and works

A permit is not required to:

- construct a fence;
- construct or carry out works associated with a Minor utility installation;
- construct an open structure associated with Passive recreation;
- construct an amenities block; or
- construct or carry out buildings and works to the minimum extent necessary for actions undertaken by or on behalf of the Roads Corporation in the construction of the Swan Hill Bridge replacement project and associated works.

3.0

19/01/2006
VC37

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Whether new development or redevelopment within the River Precinct, including removal of buildings and structures and any new buildings, works or landscaping, are consistent with the River Precinct Plan (as revised) adopted by Council, 1999.
- The need to ensure that the visual and physical relationship between the River Reserve and the Central Business Area, particularly Curlewis Street, are strengthened.
- How the design of new buildings in Curlewis Street addresses the building line and maintain and strengthen the pedestrian/building interface will be encouraged. Large scale car oriented buildings set back from the building line will be discouraged.