

20/12/2012
C40

SCHEDULE 4 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO4**.

SWAN HILL CBD – NORTHERN COMMERCIAL GATEWAY

1.0

Requirement before a permit is granted

20/12/2012
C40

Before a permit is granted, a development plan must be prepared to guide the form and conditions of the future use and development of land at the north-west corner of Beveridge Street and Pye Street, Swan Hill.

2.0

Requirements for development plan

20/12/2012
C40

The development plan must include:

- Existing conditions;
- The size and dimensions of the land;
- Presentation of the development to the Nyah Road and Beveridge Street frontages including design and landscaping measures, to achieve the 'gateway' role of the site to the Swan Hill CBD;
- The location of all proposed buildings and land uses;
- Built form outcomes showing composition and transitions in building height, and articulation of building massing and frontages including details of materials and finishes;
- The location of existing vegetation and proposed landscaping areas. A landscaping strip of not less than 4 metres in width must be provided at the interface of the site and the residential areas to the south and west;
- Treatment or articulation of the interface between the site and the residential land to the south and west;
- Measures to avoid or minimise the negative visual impact of car parking areas to abutting roads and residential areas to the south and west;
- Measures that minimise adverse impacts of development with respect to visual presentation, noise, loading and unloading facilities, location of rubbish storage and collection areas, effects of external lighting and loss of privacy on the amenity of adjacent residential areas;
- Measures to manage the interface with the North Park Oval so as to not jeopardise the ongoing use of the North Park Oval for competitive community sports including cricket and junior football; and
- Consideration of the retention of mature trees.

The development plan must be supported by the following:

- A town planning report that includes an assessment of the provisions of the Swan Hill Planning Scheme, including the State and Local Planning Policy Framework, Clause 34.01 (Business 1 Zone) and the provisions of this Schedule.
- A report assessing the interface with the North Park Oval including measures to protect the ongoing use of the Oval for community sport (including training and matches) and to ensure the safety of the public.

- An urban design assessment that addresses building height, bulk, form and setback, particularly with regard to:
 - The sensitive interface with residential areas.
 - The need to develop the land as an important gateway element to the Swan Hill CBD.
 - The interface with the North Park Oval.
- An economic impact assessment that considers the effect of the proposal on the integrity of the CBD, its retail catchment and retail floorspace forecasts.
- A transport impact assessment report which addresses issues including:
 - Predicted traffic generated by the proposal;
 - Whether special traffic management control works for access to and from the site are required;
 - Car parking for public and staff;
 - The need to restrict vehicle access points on Pye Street and Splatt Street; and
 - An appropriate design for the termination of the northern end of Splatt Street that maintains access to the recreation reserve.