

22.20 DEVELOPMENT – GATEWAY ISLAND

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This policy applies to proposals to use and develop land for leisure, recreation and tourism businesses including accommodation on Gateway Island.

22.20-1 Policy Basis

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The Municipal Strategic Statement emphasises the importance of Gateway Island to the wider Wodonga- Albury region and its development as a tourist, cultural and recreational precinct. This policy builds on the MSS objectives at Clause 21.08-2 relating to the provision of educational activities and the retail and ancillary manufacture of boutique and gourmet food and beverage products and items such as craft and artisan goods.

The Murray River floodplain is regarded as significant natural landscape for Albury Wodonga. The Wodonga City Council will work in partnership with North East Catchment Management Authority to preserve the natural functions of the floodplain, and investigate opportunities for increased public access to the river environment.

22.20-2 Objectives

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The objectives of this policy are to:

- consolidate and strengthen the role of tourism, recreation, arts and culture and related business function of Gateway Island
- ensure that tourist accommodation is developed in accordance with the recommendations and objectives of the “Gateway Island Risk Management Assessment (2001) (Lustig Report)

22.20-3 Policy

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It is policy to:

- ensure that tourism, leisure and recreation opportunities continue to develop in designated areas.
- continue to implement environmental protection measures and environmental management for Gateway Island.
- facilitate the phase out of industrial development on Gateway Island.
- ensure that proposals for new tourism and recreational development which includes an element of manufacturing, are to demonstrate that the manufacturing of such products is ancillary to the retail component of the business.
- ensure that until the adoption of an emergency evacuation plan for Gateway Island the number of rooms in tourist/(non-permanent accommodation facilities on Gateway Island will be limited to 200 rooms.
- ensure that all proposals for development will be required to produce an emergency evacuation plan (flood and other natural disasters) for customers and staff.
- Support development of land that adds to tourism and recreational business base and is sympathetic to the riverine environment.