

~~C93~~

## SCHEDULE 1 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ1**

### Gateway Island

#### Purpose

- To implement the state Planning Policy Framework and the Local Planning Policy Framework including the Municipal Strategic Statement and Local Planning Policies.
- To recognise the state significance of Gateway Island as a tourism, recreational and environmental resource and as the gateway to Victoria.
- ~~To limit tourist accommodation to a total of 200 rooms on the land east of the Lincoln Causeway, between Gateway Village and Lot 2 LP48376 and on part Crown allotment B46 Parish of Wodonga located between the south boundary of that lot and 80m north of the southern boundary, until the approval of an overall evacuation plan for Gateway Island.~~
- To provide for a range of uses and development compatible with the strategy for Gateway Island and the environmental, cultural, recreational and entertainment themes, ~~identified in the Gateway Island project reports.~~
- To ensure that future development ~~takes into account its location in the zone recognises its location~~ on the River-Murray River Floodplain, the flooding characteristics of the floodplain and the need to safe guard the integrity of the river, ~~floodplain functions and public safety.~~

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#### Table of uses

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#### Section 1 - Permit not required

USE	CONDITION
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
<del>Bed and Breakfast</del>	<del>No more than 6 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.</del>
Carnival	Must meet the requirements of a "Good Neighbour" Code of Practice for a Circus or Carnival, October 1997.
<del>Dependent person's unit</del>	<del>Must be the only dependent person's unit on the lot.</del>
<del>Home occupation</del>	
Informal outdoor recreation	
<del>Mineral exploration</del> <u>Minor utility installation</u>	
<u>Natural systems</u>	

WODONGA PLANNING SCHEME

USE	CONDITION
<del>Mining</del>	<del>Must meet the requirements of Clause 52.08-2</del>
<del>Search for stone</del>	<del>Must not be costeaning or bulk sampling</del>
<del>Minor utility installation</del>	
<del>Natural systems</del>	
<del>Any use listed in Clause 62.01 Place of worship</del>	<del>Must meet the requirements of Clause 62.01. Must be no social or recreation activities. The gross floor area of all buildings must not exceed 180 square metres. The site must not exceed 1200 square metres. The site must adjoin, or have access to, a road in a Road Zone.</del>

Section 2 - Permit required

USE	CONDITION
Accommodation (other than dependent persons unit and Bed and breakfast).	<u>Total accommodation room numbers for Gateway Island must not exceed 200 rooms (prior to approval of an overall evacuation plan for Gateway Island)</u>
Agriculture (other than Apiculture, Animal training, Extensive animal husbandry, Animal boarding and Cattle feedlot).	
<del>Dependent person's unit – if the Section 4 condition is not met.</del>	<del>Must meet the requirements of Clause 32.05-2</del>
Food and drink premises	
<del>Industry (other than Refuse disposal, Service Industry, Abattoir and Motor repairs)</del>	
Leisure and recreation (other than Informal outdoor recreation)	
<u>Manufacturing Sales</u>	
Marina	
Motel	<u>Total accommodation room numbers for Gateway Island must not exceed 200 rooms (prior to approval of an overall evacuation plan for Gateway Island)</u>
Place of Assembly (other than Place of worship and Carnival)	

WODONGA PLANNING SCHEME

USE	CONDITION
<u>Place of Worship</u>	<u>The gross floor area of all buildings must not exceed 180 square metres.</u> <u>The site must not exceed 1200 square metres.</u> <u>The site must adjoin or have access to a road in a Road Zone.</u>
Pleasure boat facility	
Research centre	
Retail premises (other than Landscape gardening Supplies, Manufacturing sales, Motor vehicle, Boat or caravan sales and Trade supplies)	
Shop (other than Adult Sex bookshop)	
Utility installation (other than Minor utility installation)	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

USE	CONDITION
Abattoir	
Adult Sex Bookshop	
Animal boarding	
Animal training	
Brothel	
Cattle feedlot	
<u>Dwelling</u>	
<del>Extensive-Intensive</del> animal husbandry	
Industry	
Landscape and gardening supplies	
<u>Mineral exploration</u>	
<u>Mining</u>	
<del>Manufacturing sales</del>	
Motor repairs	
Motor vehicle, boat, caravan sales	
Plant nursery	
Refuse disposal	
Saleyard	

WODONGA PLANNING SCHEME

Search for stone

Service Industry

Service station

Trade supplies

Transport terminal

Warehouse

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**2.0 Use of land**

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**Application Requirements**

An ~~application permit~~ for the use, development or subdivision of land within this zone must be accompanied by a development plan ~~that must show~~ **comprising plans showing the overall proposed use and development of land. The development plan shall show:**

- ~~existing land form and topographic features of the site including any existing watercourse, any areas prone to flooding and existing vegetation~~
- ~~lot layout~~
- ~~location, height, dimensions and floor area of all proposed buildings and works~~
- ~~proposed use of existing or proposed purpose for any existing buildings.~~
- ~~location of all vehicular and pedestrian access and egress within the development.~~
- ~~layout of car parking areas and means of access.~~
- ~~location of all public open space~~
- ~~landscaping including associated with the development including the indication of those trees to be retained and those proposed to be removed.~~
- ~~Connections to reticulated water supply and wastewater proposed method of effluent disposal~~
- ~~Staging plan of the proposed development, subdivision, building and works.~~
- ~~an emergency evacuation plan es of the proposed development, building and works~~

**Decision guidelines**

**In considering any development plan the responsible authority shall have regard to:**

- ~~the purpose of the zone~~
- ~~Clause 22.05-2 Gateway Island local planning policy~~
- ~~the orderly and proper planning of the area~~
- ~~The recommendations and findings of the Gateway Island Project Reports and implementation plans~~
- ~~compliance with any Design Guidelines and development control plans for the area.~~
- ~~the layout of any areas set aside for car parking~~
- ~~the suitability of effluent disposal~~
- ~~amenity of the neighbourhood~~
- ~~buildings and places of historical importance~~
- ~~comments from VicRoads on access, egress and carparking movements.~~
- ~~Comments from the Department of Natural Resources and Environment where a site adjoins crown land~~

**3.0 Subdivision**

**19/04/2006 VC37 Permit requirement**

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- ~~▪ A permit is required to subdivide land~~
- ~~▪ An application is required to be referred to a referral authority listed in Clause 66~~

#### **Decision guidelines**

~~Before deciding on an application, in addition to the decision guidelines in Clause 65, the Responsible Authority must consider:~~

- ~~▪ Clause 22.05-2 Gateway Island Local Planning Policy~~
- ~~▪ The preferred layout identified in the Gateway Island Masterplan and Gateway Island Project Reports~~

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#### **Buildings and works**

~~Building and works for a section 2 use must meet the following requirements:~~

- ~~▪ finished floor levels (FFL) must be constructed a minimum of 500mm above the 1:100 ARI flood levels for all new development.~~
- ~~▪ Any requirements of the floodplain management authority.~~

#### **Decision Guidelines**

In considering any development plan the responsible authority shall have regard to:

- ~~▪ The State Planning Policy Framework~~
- ~~▪ the purpose of the zone~~ Clause 21.08-2 Municipal Strategic Statement
- ~~▪ Clause 22.05-220 Development of accommodation - Gateway Island local planning policy~~
- ~~▪ The interface with adjoining zones, especially the interface with the Murray River~~ the orderly and proper planning of the area
- ~~▪~~
- ~~▪ The purpose of the zone~~
- ~~▪ The protection and enhancement of the natural environment in particular the riverine environment~~
- ~~▪ The orderly and proper planning of the area~~ The recommendations and findings of the Gateway Island Project Reports and implementation plans
- ~~▪ The recommendations and findings of the Gateway Island Project Reports and implementation plans~~ compliance with any Design Guidelines and development control plans for the area.
- ~~▪ the layout of any areas set aside for car parking~~ the adequacy and layout of any areas set aside for car parking and site access
- ~~▪ any advertising signs, entrance gateways or marketing features proposed~~ the suitability of effluent disposal
- ~~▪ impacts on buildings and places of historical importance on adjoining and nearby land~~ amenity of the neighbourhood
- ~~▪ buildings and places of historical importance~~
- ~~▪ comments from Vicroads on access, egress and carparking movements.~~
- ~~▪ Comments from the Department of Natural Resources and Environment where a site adjoins crown land~~ the views of the Department of Environment and Primary Industries, North East Catchment Management Authority, Goulburn Murray Water, NSW Office of Environment and Heritage and Albury City Council.

#### **Setbacks**

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The following building setbacks apply:

- buildings one storey in height (3 metres per storey) shall be a minimum of 5 metres from the frontage of the site
- buildings greater than one storey, shall be a minimum of 10 metres from the frontage of the site
- all buildings shall be located 10 metres from all other boundaries. This can be modified where the length of the building does not exceed 30% of the length of the boundary.

~~In determining the extent siting and design of buildings the Responsible Authority shall take into account:~~

~~the adequate provision of car parking~~ **4.0 Subdivision**

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**Permit requirement**

- A permit is required to subdivide land
- An application is required to be referred to a referral authority listed in Clause 66

**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the Responsible Authority must consider:

- Clause 22.05-2 Gateway Island Local Planning Policy

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**Advertising signs**

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Advertising sign requirements are at Clause 52.05. This zone is in Category 3.

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