

05/03/2015
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 ensure that tourist accommodation (accommodating persons away from their normal place of residence) on land shown as hatched on the Tourism Accommodation Plan in Figure 1 in this schedule is limited to a total of 200 bedrooms until an emergency flood evacuation plan is approved by the relevant authorities.
- To provide for a range of uses and development compatible with the strategy for Gateway Island and the environmental, cultural, recreational and entertainment themes.
- To ensure that future development takes into account its location on the 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.

1.0

05/03/2015
C93

Table of uses

Section 1 - Permit not required

Use	Condition
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Informal outdoor recreation	
Minor utility installation	
Natural systems	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Accommodation (other than Dwelling, Dependent persons unit and Bed and breakfast)	Any tourist accommodation (accommodating persons away from their normal place of residence) may only be developed on land shown as hatched on the <i>Tourism Accommodation Plan</i> attached to this schedule. Prior to the approval of an emergency flood evacuation plan, tourist accommodation within the Special Use Zone on Gateway Island must not exceed 200 bedrooms. Following the approval of the emergency flood evacuation plan the 200 bedroom limit may be exceeded, but

Use	Condition
	only on the land shown as hatched.
Agriculture (other than Animal boarding, Animal training, Apiculture, Cattle feedlot and Extensive animal husbandry)	
Food and drink premises	
Leisure and recreation (other than Informal outdoor recreation)	
Manufacturing sales	
Marina	
Motel	Any tourist accommodation (accommodating persons away from their normal place of residence) may only be developed on land shown as hatched on the <i>Tourism Accommodation Plan</i> attached to this schedule. Prior to the approval of an emergency flood evacuation plan, tourist accommodation within the Special Use Zone on Gateway Island must not exceed 200 bedrooms. Following the approval of the emergency flood evacuation plan the 200 bedroom limit may be exceeded, but only on the land shown as hatched.
Place of assembly (other than Carnival and Place of worship)	
Place of worship	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.
Pleasure boat facility	
Research centre	
Retail premises (other than Landscape gardening supplies, 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	

Use	Condition
Animal training	
Bed and breakfast	
Brothel	
Cattle feedlot	
Dependent persons unit	
Dwelling	
Extensive animal husbandry	
Industry	
Intensive animal husbandry	
Landscape gardening supplies	
Motor repairs	
Motor vehicle, boat, or caravan sales	
Plant nursery	
Refuse disposal	
Saleyard	
Service industry	
Service station	
Trade supplies	
Transport terminal	
Warehouse	

2.005/03/2015
C93**Use of land****Application Requirements**

An application for the use, development or subdivision of land within this zone must be accompanied by a development plan that must 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 buildings.
- location of all vehicular and pedestrian access and egress.
- layout of car parking areas.
- location of all public open space
- landscaping including those trees to be retained and those proposed to be removed.
- connections to reticulated water supply and wastewater.
- staging plan of the proposed development, subdivision, building and works.
- an emergency evacuation plan.

3.005/03/2015
C93**Buildings and works**

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

- finished floor levels (FFL) for all buildings 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
- clause 21.08-2 Municipal Strategic Statement
- clause 22.20 Development - Gateway Island
- The interface with adjoining zones, especially the interface with the Murray River
- 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, findings and stated measures of the Gateway Island Project Reports and Implementation Plans Gateway Island Environmental Management Plan 1997
- the adequacy and layout of any areas set aside for car parking and site access
- any advertising signs, entrance gateways or marketing features proposed
- impacts on buildings and places of historical importance on adjoining and nearby 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

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.

4.005/03/2015
C93**Subdivision****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 22.20 Development – Gateway Island

5.0

05/03/2015
C93

Advertising signs

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

Figure 1: The Tourist Accommodation Plan (Special Use Zone Schedule 1)

