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SCHEDULE 1 TO CLAUSE 37.01 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) is located on land shown as hatched on the Tourism Accommodation Plan in Figure 1 in this schedule.
- 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

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. |
| 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 Tourism Accommodation Plan attached to this schedule. |
| 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 | |

| Use | Condition |
|--|---|
| 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 Tourism Accommodation Plan attached to this schedule. |
| 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 | |
| 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 | |

| Use | Condition |
|--------------------|-----------|
| Service station | |
| Trade supplies | |
| Transport terminal | |
| Warehouse | |

2.0

Use of land

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The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A plan showing:
 - existing land form and topographic features of the site including any existing watercourse, any areas prone to flooding and existing vegetation
 - proposed use of existing or proposed buildings.
 - location of all public open space
- An emergency evacuation plan.

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- the purpose of the zone
- the protection and enhancement of the natural environment in particular the riverine environment
- the recommendations, findings and stated measures of the Gateway Island Project Reports and Implementation Plans Gateway Island Environmental Management Plan 1997
- the views of the Department of Environment, Land Water and Planning, North East Catchment Management Authority, Goulburn Murray Water, NSW Office of Environment and Heritage and Albury City Council.

3.0

Subdivision

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The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- staging plan of the proposed subdivision

An application is required to be referred to a referral authority listed in Clause 66.

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Clause 21.13-2 Gateway Island

4.0

Buildings and works

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The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A plan showing:

- 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
 - location of all vehicular and pedestrian access and egress.
 - layout of car parking areas.
 - 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 building and works.
- An emergency evacuation plan.

The following requirements apply to construct a building or construct or carry out works:

- Finished floor levels (FFL) for all buildings must be constructed a minimum of 500 millimetres above the 1:100 ARI flood levels for all new development.
- Any requirements of the floodplain management authority.
- Buildings one storey in height (3 metres per storey) shall be setback a minimum of 5 metres from the frontage of the site
- Buildings greater than one storey, shall be setback a minimum of 10 metres from the frontage of the site
- All buildings shall be setback 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.

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The State Planning Policy Framework
- Clause 21.13-2 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, Land, Water and Planning, North East Catchment Management Authority, Goulburn Murray Water, NSW Office of Environment and Heritage and Albury City Council.

5.0 Advertising signs

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Advertising sign requirements are at Clause 52.05. All land located within this zone is in Category 3.

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

