22 LOCAL PLANNING POLICIES

22.01 GATEWAY ISLAND

This policy applies to use and development of land on Gateway Island.

Policy Basis

Gateway Island is the Gateway to both Victoria and New South Wales, and separates the City’s of Albury and Wodonga. Gateway Island is planned to become a major focal point for Tourism development and is intended to provide a major cultural and recreational resource for Albury/Wodonga.

Development on Gateway Island will be guided to build on the key themes of:

- The Murray River and recreational lakes.
- The floodplain and natural environment.
- Culture and Heritage.
- Food and craft.
- Entertainment and culture.

Development on Gateway Island will be concentrated within the Special Use Zone and area of land located above the 1 in 20 year flood level. The balance of Gateway Island will focus on rehabilitation and eco-tourism to complement the natural environment, culture and heritage themes.

The Gateway Island project reports detail the themes, land use and development objectives for the island, and reinforce the importance of Gateway Island in the future planning and development of Wodonga.

The intention of this policy is to ensure that the use and development on Gateway Island complements the vision held by the City of Albury and the City of Wodonga for the future development and land management of the island.

Objectives

- Implement the recommendations and directions of the Gateway Island project reports.
- Ensure the use and development of land occurs in accordance with the Gateway Island Project Environmental Management Plan.
- To encourage the development and use of land that complements the environmental, cultural, recreational and entertainment themes proposed for Gateway Island.
- To encourage Tourism development and the provision of supporting infrastructure on Gateway Island which enhances Albury/Wodonga as the major travel hub between Sydney and Melbourne.
- To ensure that development complements urban design guidelines for Gateway Island.
- Ensure that the natural features of the island are progressively rehabilitated to encourage the re-establishment of a viable ecosystem and in particular:
  - Minimise impact on river banks.
  - Minimise impact on water quality.
  - Minimise impact on aquatic habitats.
· Ensure there are minimal effects on flood levels, flood extent and flow distributions.
· Ensure waterways remain stable minimising erosion.
· Enhance indigenous environment and habitat.

Implementation

It is policy that:

- An environmental Management Plan be prepared for all development sites in accordance with the Gateway Island Project Environmental Management Plan.
- Places and sites of historical, archaeological, or cultural significance are protected and enhanced.
- That the landscaping of sites is in accordance with the Landscape Structure plan for Gateway Island.
- Industrial development (excluding gravel extraction) be discouraged.
- Retail and commercial land use and development should complement the major themes for Gateway Island.
- Stormwater management systems, should optimise on-site infiltration with any discharges treated and re-use opportunities maximised.
- Stormwater systems be maintained and operated to ensure that there are minimal impacts on water quality.
- Land and water based construction activities should be undertaken to meet the requirements of the State Environment Protection Policy (SEPP Waters of Victoria).
- Construction activities should be carried out to minimise the emission of dust beyond the boundaries of the construction site.
- Energy efficient design will be encouraged for all development.
- Soil disturbance including excavation and associated works should be minimised and soil conservation measures put in place to avoid the risk of erosion.
- Revegetation and stabilisation of cleared areas be conducted as early as practicable during any construction project.
- Sediment barriers be used along the length of perimeter drains and silt traps placed along drainage lines to minimise the amount of soil and silt washed from sites.
- Land filling and landscaping works on the floodplain to be carried out in a manner which:
  · Is approved by the North East Catchment Management Authority.
  · Minimises impacts on flood flows and levels.
  · Minimises sedimentation and erosion.
  · Minimises hazards and public risks associated with flooding.
- The design and construction of all developments minimise pollution and take into account the cost of providing emergency services and replacement of infrastructure in the event of a flood.
- Storage of dangerous goods and hazardous materials be discouraged within the floodplain.