



## GATEWAY ISLAND MASTER PLAN

MASTER PLAN REPORT  
7 DECEMBER 2018

PREPARED FOR CITY OF WODONGA

This report has been prepared by the office of Spiire  
445 Townsend Street PO Box 3400 **Albury** New South Wales 2640

### **Acknowledgements and Recognition**

Rob Carolane – Twin Prism Consulting  
Birgit Schonafinger – Fishbowl PR  
Jo Bell – Jo Bell Heritage Services Pty Ltd  
Mike Ruzzene and Chris Funtera – Urban Enterprise

<b>Issue Date</b>	<b>Rev No</b>	<b>Authors</b>	<b>Checked</b>	<b>Approved</b>
30.04.2018	1	SME/CME	CME/MS	CME
13.06.2018	2	SME/CME	CME	CME
22.06.2018	3	SME/CME	CME	CME
19.10.2018	4	SME/CME	CME	CME
31.10.2018	5	SME/CME	CME	CME
07.12.2018	6	SME/CME	CME	CME

Spiire Job Number: 304825

**Citation:** Spiire (2018) Gateway Island Master Plan. Master Plan Report, Report for City of Wodonga. Authors: S. Eakin & C.Elliott, Spiire Australia Pty Ltd, Albury, Project Number 304825.

File Name G:\30\304825\Sent\City of Wodonga\304825 LMP01 GATEWAY ISLAND MASTER PLAN V6.docx

© Spiire

The information contained in this document is intended solely for the use of the client named for the purpose for which it has been prepared and no representation is made or is to be implied as being made to any third party. Other than for the exclusive use of the named client, no part of this report may be reproduced, stored in a retrieval system or transmitted in any form or by any means, electronic, mechanical, photocopying or otherwise, without the prior written permission of Spiire.

Cover Photo: © Spiire, Porta Sculpture, photographer S. Eakin.

## TABLE OF CONTENTS

<b>1.</b>	<b>EXECUTIVE SUMMARY .....</b>	<b>10</b>
1.1	PREVIOUS PLANS .....	10
1.2	COMMUNITY AND STAKEHOLDER CONSULTATION .....	10
1.3	BACKGROUND REVIEWS.....	10
1.4	SWOT ANALYSIS .....	10
1.5	MASTER PLAN DRAFT #1 .....	11
1.6	PUBLIC EXHIBITION PHASE .....	11
1.7	RESULTS OF PUBLIC EXHIBITION .....	12
1.8	FINAL GATEWAY ISLAND MASTER PLAN .....	12
<b>2.</b>	<b>INTRODUCTION.....</b>	<b>13</b>
2.1	PROJECT RATIONALE .....	13
2.2	PROJECT PROCESS.....	14
2.3	OBJECTIVES.....	15
<b>3.</b>	<b>PROJECT INCEPTION AND BACKGROUND REVIEW.....</b>	<b>16</b>
3.1	PROJECT CONTROL GROUP .....	16
3.2	STAKEHOLDER GROUP .....	16
<b>4.</b>	<b>PREVIOUS MASTER PLANS .....</b>	<b>17</b>
4.1	1997 GATEWAY ISLAND DEVELOPMENT AND IMPLEMENTATION PLAN .....	17
4.1.1	THE MURRAY RIVER .....	17
4.1.2	THE NATURAL ENVIRONMENT .....	17
4.1.3	CULTURAL HISTORY .....	17
4.1.4	FOOD AND CRAFT .....	17
4.1.5	SUMMARY .....	18
4.2	2002 GATEWAY ISLAND MASTER PLAN REVIEW .....	20
4.2.1	CONTEXT .....	20
4.2.2	PURPOSE.....	20
4.2.3	SHORTCOMINGS OF THE 1997 PLAN.....	20
4.2.4	THE REVISED MASTER PLAN.....	21
<b>5.</b>	<b>PLANNING POLICY .....</b>	<b>25</b>
5.1	RELEVANT PLANNING POLICY .....	25

5.1.1	VPP CLAUSE 12.03-1 RIVER CORRIDORS, WATERWAYS, LAKES AND WETLANDS .....	25
5.1.2	VPP CLAUSE 13.02 BUSHFIRE .....	26
5.1.3	VPP CLAUSE 13.03-1 FLOODPLAIN MANAGEMENT .....	26
5.1.4	LPP CLAUSE 21.02-1 COMMUNITY VISION .....	26
5.1.5	LPP CLAUSE 21.02-2 STRATEGIC PLANNING VISION .....	27
5.1.6	LPP CLAUSE 21.05-1 FLOODPLAINS .....	27
5.1.7	CLAUSE 21.09-3 TOURISM .....	28
5.1.8	CLAUSE 21.13-2 GATEWAY ISLAND .....	28
5.2	WODONGA PLANNING SCHEME AMENDMENT C93 .....	29
5.3	APPLICABLE PLANNING CONTROLS.....	30
5.3.1	PLANNING ZONES .....	30
5.3.2	OVERLAYS .....	33
5.4	OTHER RELEVANT STRATEGIC DOCUMENTATION .....	34
<b>6.</b>	<b>CULTURAL HERITAGE REVIEW.....</b>	<b>35</b>
6.1	GEOLOGY .....	35
6.2	GEOMORPHOLOGY .....	35
6.3	VEGETATION .....	35
6.4	LAND USE HISTORY .....	35
6.4.1	SQUATTING HISTORY .....	35
6.4.2	HISTORIC PLANS .....	36
6.4.3	RAILWAYS.....	38
6.4.4	AERIAL PHOTOGRAPHY .....	38
6.4.5	REGISTERED ABORIGINAL PARTIES .....	38
6.5	ABORIGINAL CULTURAL HERITAGE VALUES .....	38
6.6	NON – ABORIGINAL HISTORIC PLACES.....	39
6.6.1	VICTORIAN HERITAGE REGISTER.....	39
6.6.2	VICTORIAN HERITAGE INVENTORY .....	39
6.6.3	NATIONAL AND COMMONWEALTH HERITAGE LISTS .....	41
6.6.4	WAR MEMORIAL REGISTER .....	41
6.6.5	NATIONAL TRUST REGISTER.....	41
6.6.6	HERITAGE OVERLAY .....	41
6.7	GAPS IN KNOWLEDGE .....	42



<b>7.</b>	<b>TOURISM AND ECONOMIC REVIEW.....</b>	<b>42</b>
7.1	STRATEGIC CONTEXT .....	42
7.2	TOURISM AND LEISURE CONTEXT .....	43
7.3	ECONOMIC AND RETAIL CONTEXT .....	43
<b>8.</b>	<b>OVERVIEW OF CURRENT SITUATION.....</b>	<b>43</b>
8.1	REGIONAL LOCATION AND URBAN CONTEXT .....	43
8.2	CONNECTIVITY .....	44
8.2.1	ROAD .....	44
8.2.2	RAIL .....	45
8.2.3	WALKING AND CYCLING .....	46
8.2.4	CONNECTIONS TO WODONGA AND ALBURY CBD .....	46
8.3	ENVIRONMENT .....	46
8.4	VISUAL AMENITY .....	46
8.5	AERIAL PHOTOGRAPHS .....	47
8.6	PRECINCTS – ANALYSIS AND OBJECTIVES .....	51
8.6.1	PRECINCT 1 – THE VILLAGE .....	52
8.6.2	PRECINCT 2 – DIAMOND PARK .....	54
8.6.3	PRECINCT 3 – EVENTS AREA .....	56
8.6.4	PRECINCT 4 – ACTIVE QUARRY .....	59
8.6.5	PRECINCT 5 – GRAZING .....	61
8.6.6	PRECINCT 6 – LINCOLN CAUSEWAY .....	63
<b>9.</b>	<b>PROJECT CONTROL GROUP WORKSHOP .....</b>	<b>65</b>
9.1	THE MASTER PLAN DELIVERY .....	65
<b>10.</b>	<b>COMMUNITY AND STAKEHOLDER ENGAGEMENT.....</b>	<b>66</b>
10.1	VISION .....	66
10.2	ENVIRONMENT AND NATURE .....	67
10.3	THE RIVER .....	67
10.4	ARTS AND CULTURE .....	67
10.5	FLOODPLAIN .....	67
10.6	SOCIAL INTERACTION.....	67
10.7	DEVELOPMENT POTENTIAL .....	68
10.8	HISTORY .....	68

10.9	TRANSPORT LINKAGES .....	68
10.10	EDUCATION .....	68
10.11	BRAND .....	68
10.12	GOVERNANCE .....	69
<b>11.</b>	<b>TOURISM AND ECONOMIC ASSESSMENT .....</b>	<b>69</b>
11.1	TOURISM AND ECONOMIC CONTEXT .....	69
11.1.1	KEY FINDINGS .....	70
11.2	COMMERCIAL DEVELOPMENT OPPORTUNITIES .....	70
11.3	RECOMMENDATIONS .....	71
<b>12.</b>	<b>SWOT ANALYSIS .....</b>	<b>71</b>
<b>13.</b>	<b>DRAFT #1 MASTER PLAN .....</b>	<b>71</b>
<b>14.</b>	<b>DRAFT #1 PUBLIC EXHIBITION .....</b>	<b>72</b>
<b>15.</b>	<b>GENERAL MASTER PLAN RECOMMENDATIONS .....</b>	<b>73</b>
15.1	RIVER .....	73
15.1.1	RIVER ACCESS POINTS .....	73
15.1.2	RIVER CROSSINGS .....	75
15.2	ENVIRONMENT .....	76
15.3	SOCIAL / ACTIVITY / AMENITY .....	76
15.3.1	FURNITURE .....	76
15.3.2	WAYFINDING SIGNAGE .....	76
15.4	CONNECTIVITY .....	77
15.4.1	PEDESTRIAN/CYCLING .....	77
15.4.2	VEHICULAR .....	77
15.4.3	VISUAL .....	78
15.5	HISTORY / ARTS / CULTURE .....	78
15.5.1	INTERPRETIVE SIGNAGE .....	78
15.5.2	CULTURAL HERITAGE .....	78
15.6	TOURISM (ECONOMIC) .....	78
15.7	MAINTENANCE .....	79
15.8	GOVERNANCE / COORDINATION .....	79
15.9	BRAND .....	79
15.10	EDUCATION .....	79

---

<b>16.</b>	<b>PRECINCT 1 – THE VILLAGE MASTER PLAN RECOMMENDATIONS .....</b>	<b>80</b>
16.1	RIVER .....	80
16.1.1	RIVER ACCESS .....	80
16.1.2	RIVER CROSSING – VILLAGE TO ABERCORN STREET .....	80
16.1.3	BILLABONG SWIMMING.....	81
16.2	ENVIRONMENT.....	81
16.3	SOCIAL / ACTIVITY / AMENITY.....	81
16.3.1	PRECINCT MASTER PLAN .....	81
16.4	CONNECTIVITY .....	81
16.4.1	PEDESTRIAN/CYCLING .....	81
16.4.2	VEHICULAR.....	82
16.4.3	VISUAL.....	82
16.5	HISTORY / ARTS / CULTURE .....	82
16.6	TOURISM (ECONOMIC) .....	83
<b>17.</b>	<b>PRECINCT 2 – DIAMOND PARK MASTER PLAN RECOMMENDATIONS .....</b>	<b>83</b>
17.1	RIVER: NORTHERN AREA AND PENINSULA.....	83
17.1.1	RIVER ACCESS .....	83
17.2	ENVIRONMENT: NORTHERN AREA AND PENINSULA.....	84
17.3	RIVER: DIAMOND PARK .....	84
17.3.1	RIVER (WODONGA CREEK) ACCESS .....	84
17.4	ENVIRONMENT.....	84
17.5	SOCIAL / ACTIVITY / AMENITY: NORTHERN AREA AND PENINSULA.....	84
17.6	SOCIAL / ACTIVITY / AMENITY: DIAMOND PARK.....	84
17.6.1	PRECINCT MASTER PLAN .....	84
17.7	CONNECTIVITY: NORTHERN AREA AND PENINSULA.....	85
17.7.1	PEDESTRIAN/CYCLING .....	85
17.7.2	VEHICULAR.....	85
17.7.3	VISUAL.....	85
17.8	CONNECTIVITY: DIAMOND PARK .....	86
17.8.1	PEDESTRIAN/CYCLING .....	86
17.8.2	VEHICULAR.....	86
17.8.3	VISUAL.....	86
17.9	HISTORY / ARTS / CULTURE: NORTHERN AREA AND PENINSULA.....	86

---

17.10	HISTORY / ARTS / CULTURE: DIAMOND PARK .....	86
17.11	TOURISM (ECONOMIC): NORTHERN AREA AND PENINSULA.....	86
17.12	TOURISM (ECONOMIC): DIAMOND PARK .....	87
<b>18.</b>	<b>PRECINCT 3 – EVENTS AREA MASTER PLAN RECOMMENDATIONS .....</b>	<b>87</b>
18.1	RIVER .....	87
18.1.1	RIVER ACCESS .....	87
18.1.2	LAKE ACCESS .....	87
18.1.3	POND ACCESS .....	88
18.1.4	RIVER CROSSING .....	88
18.2	ENVIRONMENT .....	88
18.3	SOCIAL / ACTIVITY / AMENITY .....	88
18.4	CONNECTIVITY .....	89
18.4.1	PEDESTRIAN/CYCLING .....	89
18.4.2	VEHICULAR.....	89
18.4.3	VISUAL.....	90
18.5	HISTORY / ARTS / CULTURE .....	90
18.6	TOURISM (ECONOMIC) .....	90
<b>19.</b>	<b>PRECINCT 4 – ACTIVE QUARRY MASTER PLAN RECOMMENDATIONS.....</b>	<b>90</b>
19.1	RIVER .....	91
19.1.1	RIVER ACCESS .....	91
19.1.2	LAKE ACCESS .....	91
19.2	SOCIAL / ACTIVITY / AMENITY .....	91
19.3	CONNECTIVITY .....	92
19.3.1	PEDESTRIAN/CYCLING .....	92
19.3.2	VEHICULAR.....	92
19.3.3	VISUAL.....	92
19.4	HISTORY / ARTS / CULTURE .....	92
19.5	TOURISM (ECONOMIC) .....	92
<b>20.</b>	<b>PRECINCT 5 – GRAZING PRECINCT MASTER PLAN RECOMMENDATIONS.....</b>	<b>93</b>
20.1	RIVER .....	93
20.1.1	RIVER ACCESS .....	93
20.2	SOCIAL / ACTIVITY / AMENITY .....	93
20.3	CONNECTIVITY .....	93



20.3.1	PEDESTRIAN/CYCLING .....	93
20.3.2	VEHICULAR.....	93
20.3.3	VISUAL.....	94
20.4	HISTORY / ARTS / CULTURE .....	94
20.5	TOURISM (ECONOMIC) .....	94
<b>21.</b>	<b>PRECINCT 6 – LINCOLN CAUSEWAY MASTER PLAN RECOMMENDATIONS.....</b>	<b>94</b>
21.1	ENVIRONMENT.....	94
21.2	SOCIAL / ACTIVITY / AMENITY.....	94
21.3	CONNECTIVITY .....	95
21.3.1	PEDESTRIAN/CYCLING .....	95
21.3.2	VEHICULAR.....	95
21.3.3	VISUAL.....	95
21.4	HISTORY / ARTS / CULTURE .....	95
21.5	TOURISM (ECONOMIC) .....	96
<b>22.</b>	<b>CONCLUSION .....</b>	<b>96</b>
<b>23.</b>	<b>REFERENCES.....</b>	<b>98</b>
	<b>APPENDIX A – COMMUNITY CONSULTATION FINDINGS .....</b>	<b>102</b>
	<b>APPENDIX B – TOURISM AND ECONOMIC ASSESSMENT .....</b>	<b>103</b>
	<b>APPENDIX C – SWOT ANALYSIS .....</b>	<b>104</b>
	<b>APPENDIX D – PUBLIC EXHIBITION RESULTS .....</b>	<b>105</b>
	<b>APPENDIX E – OVERALL PLANS .....</b>	<b>106</b>
	<b>APPENDIX F – PRECINCT PLANS .....</b>	<b>107</b>
	<b>APPENDIX G – CHARACTER AND THEME IMAGES .....</b>	<b>108</b>
<b>TABLES</b>		
	TABLE 1: 1997 VS 2002 MASTER PLAN KEY FEATURES OVERVIEW .....	24
<b>FIGURES</b>		
	FIGURE 1: EXTRACT FROM GATEWAY ISLAND DEVELOPMENT AND IMPLEMENTATION PLAN (HOSPITALITY AND LEISURE ENTERPRISES PTY LTD, 1997A) .....	19
	FIGURE 2: EXTRACT FROM 2002 GATEWAY ISLAND MASTER PLAN REVIEW (COOMES CONSULTING PTY LTD, 2002).....	22
	FIGURE 3: EXTRACT FROM 2002 GATEWAY ISLAND MASTER PLAN REVIEW LAKE EDGE TREATMENTS (COOMES CONSULTING PTY LTD, 2002). ....	23

FIGURE 4: EXTRACT FROM 2002 GATEWAY ISLAND MASTER PLAN REVIEW DEVELOPMENT AREAS (COOMES CONSULTING PTY LTD, 2002) .....	23
FIGURE 5: LAND OWNERSHIP MAP (2018) .....	25
FIGURE 6: ZONE MAP (CITY OF WODONGA, 2018) .....	30
FIGURE 7: THE TOURIST ACCOMMODATION PLAN (SPECIAL USE ZONE SCHEDULE 1 FIGURE 1) MAP (CITY OF WODONGA, 2018) .....	32
FIGURE 8: APPLICABLE OVERLAYS (CITY OF WODONGA, 2018) .....	33
FIGURE 9: GATEWAY ISLAND PASTORAL RUNS (EXTRACT FROM JO BELL HERITAGE SERVICES PTY. LTD, 2018) .....	36
FIGURE 10: 1859 BELVOIR PP (EXTRACT FROM JO BELL HERITAGE SERVICES PTY. LTD, 2018) .....	37
FIGURE 11: 1865 BELVOIR PP (EXTRACT FROM JO BELL HERITAGE SERVICES PTY. LTD, 2018) .....	37
FIGURE 12: ABORIGINAL PLACES (EXTRACT FROM JO BELL HERITAGE SERVICES PTY. LTD, 2018) .....	39
FIGURE 13: HALFWAY HOTEL LOCATION (EXTRACT FROM JO BELL HERITAGE SERVICES PTY. LTD, 2018) .....	40
FIGURE 14: PHOTOGRAPH OF FORMER HALFWAY HOTEL .....	40
FIGURE 15: HISTORIC PLACES (EXTRACT FROM JO BELL HERITAGE SERVICES PTY. LTD, 2018) .....	41
FIGURE 16: HERITAGE OVERLAYS (EXTRACT FROM JO BELL HERITAGE SERVICES PTY. LTD, 2018) .....	42
FIGURE 17: GATEWAY ISLAND EXISTING ROADS AND TRAILS (SPIIRE 2017) .....	44
FIGURE 18: AERIAL PHOTOGRAPH OF GATEWAY ISLAND PRECINCT 2003 (GOOGLE EARTH, 2017) .....	48
FIGURE 19: AERIAL PHOTOGRAPH OF GATEWAY ISLAND PRECINCT 2016 (GOOGLE EARTH, 2017) .....	49
FIGURE 20: AERIAL PHOTOGRAPH OF GATEWAY ISLAND PRECINCT 2017 (GOOGLE EARTH, 2017) .....	50
FIGURE 21: GATEWAY ISLAND MASTER PLAN PRECINCTS (SPIIRE 2018) .....	52

## IMAGE

PHOTOGRAPH 1: 2018 PHOTOGRAPHS OF GATEWAY ISLAND STRUCTURES	53
PHOTOGRAPH 2: 2018 PHOTOGRAPHS OF DIAMOND PARK	56
PHOTOGRAPH 3: 2018 PHOTOGRAPHS OF EVENTS AREA	57
PHOTOGRAPH 4: 2018 PHOTOGRAPH OF ACTIVE QUARRY	60
PHOTOGRAPH 5: 2018 PHOTOGRAPHS OF GRAZING PRECINCT	62
PHOTOGRAPH 6: 2018 PHOTOGRAPHS OF LINCOLN CAUSEWAY	64

## 1. EXECUTIVE SUMMARY

The City of Wodonga is undertaking a review of the Gateway Island Master Plan.

### 1.1 PREVIOUS PLANS

Gateway Island has previously been the subject of two other Master Planning projects; one in 1997 and another in 2002. A summary of these previous Plans are included in Section 4. Each of these previous Master Plans have been reviewed as part of this current project. Some themes common to both previous Master Plans are still considered to be relevant today; these have been included in the 2018 Plan.

### 1.2 COMMUNITY AND STAKEHOLDER CONSULTATION

Prior to development of the first draft of the 2018 Master Plan, significant community and stakeholder consultation was undertaken to understand the sentiment of the community in relation to Gateway Island and to identify the key themes which should be included in the 2018 Master Plan.

The Consultation Phase generated more than 1200 views on [www.makewodongayours.com.au](http://www.makewodongayours.com.au) and this converted into 320 actual submissions. A summary of the findings of the Consultation Phase is included in this document as Appendix A.

Key themes identified in the consultation process were:

- ▶ Environment and nature
- ▶ The river
- ▶ Arts and culture
- ▶ Floodplain
- ▶ Social interaction
- ▶ Development potential
- ▶ Transport linkages
- ▶ Education
- ▶ Brand
- ▶ Governance

### 1.3 BACKGROUND REVIEWS

The scope of this Master Plan project includes a review of Gateway Island in the context of the applicable Planning Scheme (Section 5) and specialist desktop studies in the areas of Cultural Heritage (Section 6) and Tourism/Economic opportunities (Section 7 and Appendix B).

### 1.4 SWOT ANALYSIS

The findings from each Phase of this project leading up to and including the Consultation Phase informed a strengths, weaknesses, opportunities and threats (SWOT) analysis for Gateway Island (Appendix C). Each of the opportunities identified in this process informed the development of the 2018 Master Plan.

## 1.5 MASTER PLAN DRAFT #1

The 2018 Master Plan included a proposed new (draft) vision for Gateway Island which was:

*Gateway Island is the heart of one combined community, respecting and valuing Indigenous and non-Indigenous cultures, showcasing a native Australian environment, and providing a sustainable and vibrant community and economic activity space.*

*In addition, Gateway Island will develop into a major drawcard, attracting travellers off the Hume Freeway to enjoy a recreational and cultural revival during long journeys.*

In addition to the Draft #1 report, a series of plans, and character and theme images, were prepared which were informed by the background reviews, community and stakeholder consultation and SWOT analysis.

Key possibilities and opportunities proposed in the Draft #1 Master Plan included:

- ▶ Embracing the Murray River environment, including opportunities to interact more with the river
- ▶ Integration of the south bank of the River with Albury's Murray River Experience.
- ▶ Further development of the existing Events Area including improved access and amenities such as formal parking
- ▶ Developing economic and tourism opportunities in and around the Village area
- ▶ Improving connectivity across the island by development and enhancement of walking trails
- ▶ Acknowledging the continuing operation of the quarry and working with the operator to improve community amenity around the perimeter
- ▶ Acknowledging the flood prone nature of the island
- ▶ Developing a Riverine Native Botanic Garden and associated Interpretive Centre
- ▶ Development of accommodation options for the island including a formal Holiday Park and informal managed camping
- ▶ Possible relocation of the farmers' market to a site nearer the river
- ▶ Utilising the former railway line to improve connection to Wodonga
- ▶ Creation of a turtle sanctuary
- ▶ Further development of the International Community garden
- ▶ An adventure park including climbing and water based activities, and
- ▶ Elimination of all exotic weeds from the island

## 1.6 PUBLIC EXHIBITION PHASE

The next phase of the project was the Public Exhibition of the 2018 Master Plan Draft #1. Interested people had the opportunity to review the Draft #1 2018 Master Plan online and in person, including attending an Open House event, stakeholder workshops or commenting via social media using the hashtag #MyGatewayIsland.

All the project information was made available at:

<http://www.makewodongayours.com.au/Consultations/Draft-Gateway-Island-masterplan>

Responses to the public exhibition of the Master Plan were accepted up until 10 August 2018.

## 1.7 RESULTS OF PUBLIC EXHIBITION

Following Council approval of the Draft #1 Master Plan, a Public Exhibition period was undertaken as part of Phase 4 of the Project to capture feedback on the Draft #1. In summary, the general response to the Draft #1 Master Plan is that it was widely accepted, with the major themes and structure of the plan endorsed. A wide variety of comments for refinement of the detail in many areas of the plan were provided in the context of this general acceptance and support.

The Public Exhibition feedback was collated and presented in a report which is included as Appendix D. These results were also presented to Council for further discussion and consideration. Approved amendments generated by the feedback have been included in the Master Plan.

## 1.8 FINAL GATEWAY ISLAND MASTER PLAN

This 2018 Gateway Island Master Plan Report and Plans covers a series of overarching recommendations applicable to all Precincts within the island, followed by a series of specific recommendations for each Precinct. The recommendations are outlined in the following themes:

- ▶ River
- ▶ Environment
- ▶ Social / Activity / Amenity
- ▶ Connectivity
- ▶ History / Arts / Culture
- ▶ Tourism (Economic)
- ▶ Maintenance
- ▶ Governance / Coordination
- ▶ Education

This report describes the recommendations in detail and is supplemented by a series of plans which describe the spatial arrangement of the recommendations.

The 2018 Gateway Island Master Plan will be used by Council to inform decision making relating to ultimate implementation of plan.

The Plans are included as Appendix E and Appendix F. A series of character and theme images are included in Appendix G.

## 2. INTRODUCTION

The City of Wodonga is undertaking a review of the Gateway Island Master Plan.

Gateway Island has previously been the subject of two other Master Planning projects; one in 1997 and another in 2002. Each of these previous Master Plans have been reviewed as part of this current project. Some themes common to both previous Master Plans are still considered to be relevant today; these have been included in the 2018 Master Plan.

The scope of this Master Plan project includes a review of Gateway Island in the context of the applicable Planning Scheme and specialist desktop studies in the areas of Cultural Heritage and Tourism/Economic opportunities.

This report outlines the background to the project, preliminary findings, the project brief, objectives and the project process. This information was also included in the Preliminary Issues Paper (Spiire 2018).

The outcomes of the Community and Stakeholder Engagement held as part of Phase 2 of the Project are summarised below in this Report. More detailed findings are included in Appendix A. A number of opportunities and themes were identified during the initial consultation process which were related to Environment and Nature, The River, Arts and Culture, the Floodplain, Social Interaction, Development Potential, History, Transport Linkages, Education, Brand and Governance.

The Draft #1 Master Plan identified a number of recommendations for enhancement and development of Gateway Island, primarily to support a common vision that the island be the notional 'Heart' of two cities/one community.

The Draft #1 Master Plan covered a series of overarching recommendations applicable to all Precincts within the island, followed by a series of specific recommendations for each Precinct. The recommendations are outlined in the themes of River and Environment, Social / Amenity / Activity, Connectivity, History / Arts / Culture, and Economic / Tourism.

Following Council approval of the Draft #1 Master Plan, a Public Exhibition period was undertaken as part of Phase 4 of the Project to capture feedback on the Draft #1. In summary, the general response to the Draft #1 Master Plan is that it was widely accepted, with the major themes and structure of the plan endorsed. A wide variety of comments for refinement of the detail in many areas of the plan were provided in the context of this general acceptance and support.

A more detailed summary of the outcomes of the Public Exhibition period is included below in this report. A report summarising the feedback is included in Appendix D.

The Public Exhibition feedback was collated and presented to Council for further discussion and consideration. Approved amendments based on the feedback have been included in this Master Plan.

2018 Gateway Island Master Plan includes this Report and a series of Plans attached.

### 2.1 PROJECT RATIONALE

With Wodonga and Albury's growing tourism industry and steady population growth, the need for an appealing, accessible and significant Gateway Precinct is imperative. Gateway Island and its offerings must engage the visitor and reflect the character (brand) of Wodonga and the local community, while instilling an enhanced sense of pride in their city. The demands for amenities, services and entertainment opportunities are ever increasing.



The opportunities for maximising the usable space at Gateway Island for entertainment, recreation, arts and cultural activities must be viewed in the context of the growth of Wodonga and the current redevelopment of the Wodonga Central Business Area (the 'City Heart'). The location of Gateway Island centrally between Wodonga and Albury provides community facilities and open space which may be considered the 'heart of the community'.

For most people, first impressions count. The potential for Gateway Island to be accessible and create an immediate lasting impression of the experience of a "place" in the key part of this project. Identifiable city entrances, defined in this case by the Lincoln Causeway, also contribute towards enhanced community pride, as well as strengthening community through connection, engagement and identity. Movement, pause, entertainment, environment, arts and culture, commerce all contribute to this identity.

The opportunities through this project include greater activation, urban design and management outcomes, reinforcing the local character/brand and creating those lasting impressions.

The Gateway Island Master Plan is crucial to the ongoing development and conservation of this regionally significant area and should be reflective of the community's aspirations.

Ultimately the Master Plan must clearly articulate the values and long term vision for Gateway Island which is:

*"To become a tourist, cultural and recreational focal point for the wider region of Albury/Wodonga" (City of Wodonga, 2017, Clause 21.13-2).*

The 2018 Master Plan included a proposed new (draft) vision for Gateway Island which was:

*Gateway Island is the heart of one combined community, respecting and valuing Indigenous and non-Indigenous cultures, showcasing a native Australian environment, and providing a sustainable and vibrant community and economic activity space.*

*In addition, Gateway Island will develop into a major drawcard, attracting travellers off the Hume Freeway to enjoy a recreational and cultural revival during long journeys.*

This proposed vision statement was tested in the consultation and public exhibition phases and a number of respondents had strong views about the vision statement. Further details on this are included in Appendix D.

## 2.2 PROJECT PROCESS

The project methodology consists of five phases; each of which will comprise a number of tasks.

The specific project phases are as follows:

- ▶ **Phase 1:** Project Inception and Background Review (Completed); the deliverable for this phase of the project is this document
- ▶ **Phase 2:** Community Consultation
- ▶ **Phase 3:** Preparation of Draft Gateway Island Master Plan
- ▶ **Phase 4:** Draft Master Plan Public Exhibition and consultation
- ▶ **Phase 5:** Final Master Plan

## 2.3 OBJECTIVES

The key objectives of the Gateway Island Master Plan, as set out in the brief, include:

- ▶ Reviewing the following documents:
  - 1997 Gateway Island Project, Development and Implementation Plan Volume 2, Interpretive Plan (Hospitality and Leisure Enterprises Pty Ltd, 1997-1)
  - 1997 Gateway Island Project, Development and Implementation Plan Volume 3, Business Plan (Hospitality and Leisure Enterprises Pty Ltd, 1997-1)
  - 2002 Gateway Island Masterplan Review (Coomes Consulting Pty Ltd, August 2002)
  - Wodonga Planning Scheme (City of Wodonga, 2017)
- ▶ Acknowledging and confirming the identified environmental, cultural, heritage, social and economic values of the island
- ▶ Articulating the values and long-term vision for the island (set out on a Precinct scale)
- ▶ Providing clear land use direction for possible future activities, built form (upgrades or new) with regard to visual, environmental and cultural values of the island; and the constraints imposed by the flood prone nature of the land
- ▶ Exploring opportunities to better utilise the waterways, and improve access thereto
- ▶ Exploring business opportunities (camping, Holiday Park, hotel, cafes or sporting facilities); which encourage visitation and increased patronage of the island
- ▶ Engaging with key stakeholders and the broader Wodonga community to inform the Master Plan
- ▶ Identifying any regulatory framework for the Master Plan, e.g. through the Wodonga Planning Scheme or other appropriate tool(s)

Achievement of these objectives will ensure future improvements to, and activation of Gateway Island, whilst promoting a unified and holistic identity. There is significant potential to create solutions that are unique, consistent and aesthetically appealing. It is important that the Master Plan include strong design responses and clear guidelines that encourage appropriate design outcomes and build on the identifiable strengths of Gateway Island.

The competing uses and nature of the Precincts within Gateway Island require careful balance to ensure a multi-functional, inviting, activated and safe place for community use and enjoyment.

The Master Plan gives due consideration to land ownership, environmental and cultural heritage values, management arrangements and opportunities for future growth and development that is within the means of Council and aligns with community expectations.

Further objectives and conceptual ideas for each Precinct; which were the outcomes of the Context workshop with the Project Control Group (PCG), are detailed in this report.

### 3. PROJECT INCEPTION AND BACKGROUND REVIEW

The initial phase of the project involved the following tasks:

- ▶ Consultant Team phone meeting
- ▶ Project Inception Meeting with City of Wodonga PCG
- ▶ Detailed site inspections
- ▶ Receipt of data from City of Wodonga
- ▶ Desktop reviews including Planning Scheme analysis, Cultural Heritage analysis and Economic/Tourism analysis
- ▶ Workshop with PCG to present preliminary findings and establish the context of the Master Plan
- ▶ Production of a Preliminary Issues Paper and concept plan (this document)

The results of the Project Inception phase of work are outlined in this Section of the report.

#### 3.1 PROJECT CONTROL GROUP

The PCG consists of key staff from various departments within the City of Wodonga.

#### 3.2 STAKEHOLDER GROUP

A number of stakeholders and referral agencies will be consulted during various phases of this project. Key stakeholders will include State Government entities, existing users and community groups. As a minimum, representatives from the following stakeholder groups will inform the discussion for this project:

- ▶ Department of Environment Land Water and Planning
- ▶ Tourism Victoria
- ▶ Parks Victoria
- ▶ North East Catchment Management Authority
- ▶ Regional Development Victoria
- ▶ Heritage Victoria
- ▶ Albury City Council
- ▶ Private land owners
- ▶ Known users of the Gateway Island Precincts (as advised by Council)
- ▶ Traditional owners/Indigenous community groups/Aboriginal Victoria
- ▶ Parklands Albury Wodonga
- ▶ Goulburn-Murray Water
- ▶ North East Regional Water Authority

## 4. PREVIOUS MASTER PLANS

Desktop reviews were undertaken to review the previous Master Plans. A summary of each document is provided in the following sections.

### 4.1 1997 GATEWAY ISLAND DEVELOPMENT AND IMPLEMENTATION PLAN

Two volumes (Volume 2 & 3) of the Gateway Island Project, Development and Implementation Plan (Hospitality and Leisure Enterprises Pty Ltd, 1997a & b) were reviewed. These documents outline key thematic components of Gateway Island which are summarised in this section.

#### 4.1.1 THE MURRAY RIVER

Key points included:

- ▶ Linking thread between Albury and Wodonga
- ▶ Traditional swimming area at Noreuil Park Albury
- ▶ Proposed Riverland Interpretation Centre
- ▶ Acknowledged views and access to water and natural environment

#### 4.1.2 THE NATURAL ENVIRONMENT

Key points included:

- ▶ Key focus of developments is their capacity to enable visitors to enjoy the natural environment, while restricting access to walkways and viewing platforms
- ▶ Proposed Riverland Interpretation Centre and Koori Mgun-Gillana-Da offer unique range of environmental programs
- ▶ Access to the environment via walking and bike trails and other non-intrusive means of transport is a high priority. Research identified that most people want to leave the car behind when they explore the natural environment

#### 4.1.3 CULTURAL HISTORY

Key points included:

- ▶ Indigenous and European history proposed to be a central feature of Gateway Island
- ▶ Traditional and contemporary culture will enliven and entertain
- ▶ Gateway Island should build upon Albury Wodonga's long tradition as a place of meeting, welcome and river crossing
- ▶ Koor Ngungillana-Da – The Sharing Place, embodies the concept of sharing and meeting
- ▶ Carry heritage concepts throughout the Precincts

#### 4.1.4 FOOD AND CRAFT

Key points included:

- ▶ Key component is a focus on regional produce
- ▶ Visitor research emphasised the importance of having high quality food and rest facilities

#### 4.1.5 SUMMARY

Although this plan was developed more than two decades ago, there is still some resonance today. Themes such as recognising cultural heritage and the natural environment will be further explored in this project. Also, the area continues to host farmers markets and craft producers.

The following points summarise the key features of the plan:

- ▶ A proposal to develop a Cultural and Entertainment Precinct – featuring a museum cultural centre, a circus training facility and a 3,000 to 6,000-seat multi-purpose entertainment centre
- ▶ Noreuil Park – a riverboat terminal featuring the steam ship P.S. Cumberoona
- ▶ Southbank Wharf (Wharf lodge) Precinct – waterside complex based around a wharf and marina complex including restaurants, cafes, accommodation and commercial facilities
- ▶ The River Interpretative Centre – centre to offer educational experiences based on environmental interpretations of a river environment, as well as the existing billabongs and wetlands
- ▶ Koori Cultural Centre – venue for Aboriginal culture and tourist activities based on the Koori heritage of the area
- ▶ Craft and Commercial Precinct – development of the Gateway Village to cater for a range of commercial and craft opportunities including showcasing regional produce
- ▶ Lakes and Environment – international rowing course as well as water activities

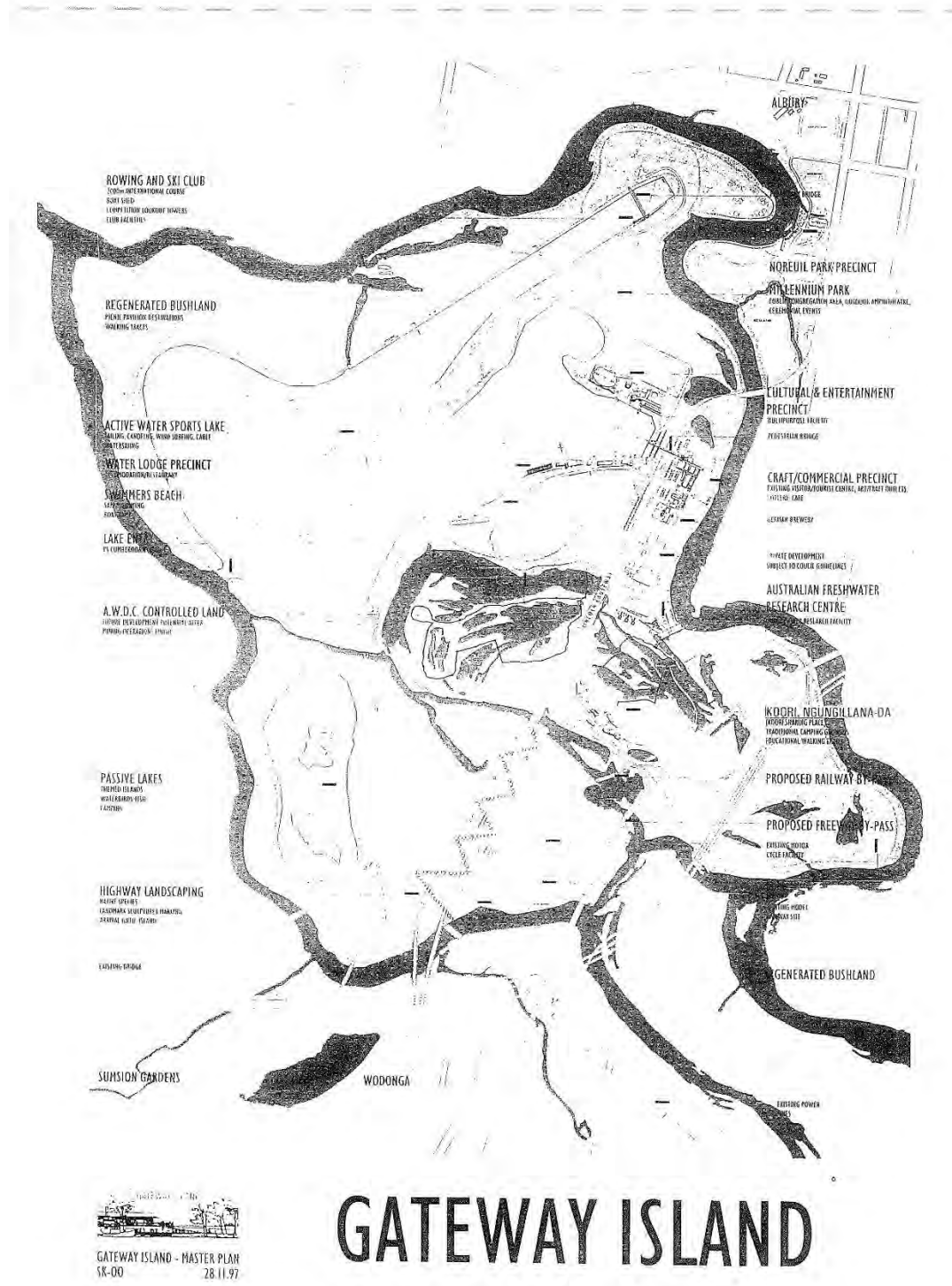


Figure 1: Extract from Gateway Island Development and Implementation Plan (Hospitality and Leisure Enterprises Pty Ltd, 1997a)



## 4.2 2002 GATEWAY ISLAND MASTER PLAN REVIEW

The 2002 Gateway Island Master Plan Review was a review of the previous work conducted in 1997 (Refer Section 3.1 above). It was documented in *Gateway Island Masterplan Review* (Coomes Consulting Pty Ltd, 2002).

The vision for the 2002 project was to continue to develop a Master Plan for the heart of Albury/Wodonga region; identifying the island as a physical and symbolic opportunity that linked the two cities.

Findings and outcomes from the 2002 work are summarised in this section.

### 4.2.1 CONTEXT

The 2002 review was:

- ▶ A commentary on the strengths and weaknesses of the previous Gateway Island Project Development and Implementation Plan (Hospitality and Leisure Pty Ltd, 1997 – 1&2)
- ▶ An overview of the recommended revised Master Plan
- ▶ A review of the factors that have influenced the revisions to the Master Plan
- ▶ An outline of implementation and staging measures for the revised plan

### 4.2.2 PURPOSE

The 2002 review looked at the directions identified in the 1997 plan and evaluated the economic, physical and social feasibility of it going forward. In doing this, it revised the strategy in line with the objectives and issues below:

- ▶ The quarry operations and their proposed twenty-year lease extension
- ▶ Water quality and improvement
- ▶ Flood levels and flood risk
- ▶ Opportunities for the development of a diverse range of commercial and tourism activities in regional Victoria
- ▶ Lake edge stability and environmental issues

### 4.2.3 SHORTCOMINGS OF THE 1997 PLAN

The 2002 review revealed the following shortcomings of the 1997 Plan:

- ▶ Water quality issues were not addressed
- ▶ Competing interests of the quarry operator and those that seek to create an attractive environment for visitors
- ▶ Limited regard taken into consideration between links both within and connecting to the island
- ▶ Incomplete evaluation of the commercial feasibility or viability
- ▶ Concerns in regard to potential for flooding/inundation on the site limited any detailed review of accommodation plans within the island
- ▶ Flooding concerns across the site were not addressed

#### 4.2.4 THE REVISED MASTER PLAN

The 2002 Master Plan review determined a need to reconsider the layout and design of the 1997 Master Plan without the need to revisit the scope and broad context of the vision, key themes and policy objectives. There continued to be a need to provide spaces that make it possible to access activities as a pedestrian rather than by car.

This lead to the following objectives:

- ▶ A view of the lakes is opened up to the traveller along Lincoln Causeway
- ▶ The quality and appearance of the water is significantly improved from this vantage point
- ▶ Tourist, cultural, entertainment and recreational facilities are established in a cluster with an outlook over the water but evident from the Lincoln Causeway and linked by convenient and safe pedestrian routes to the established facilities
- ▶ Quarrying operations are effectively screened from the principle areas of gregarious activity
- ▶ Restored environmental areas are visually evident and linked to the focus of activities on Gateway Island
- ▶ Access to water based activities is focused adjacent to the principle visitor activities
- ▶ As far as practicable quarry operations are moved away from visitor facilities

The following influencing factors were considered in the 2002 Master Plan:

- ▶ **Site conditions** – The Island is 290 Ha of flat land subject to flooding. A large area is leased to a third party, with the remaining portion predominantly used for grazing. The majority of the site has been cleared of its original vegetation however remnant floodplain riparian woodland remains
- ▶ **Quarry occupation** – The current operator had an extraction licence to extract gravel and sand which has created a number of large confined water bodies on the land
- ▶ **Vegetation assessment** – Identified existing species and communities, an assessment of their health and suitability for retention and identification of trees that should be retained
- ▶ **Geotechnical assessment** – required to confirm slope, depth and stability of embankments
- ▶ **Flood assessment** – flood analysis model to assess flood impacts
- ▶ **Development Principles** – prepared to guide development opportunities
- ▶ **Benefit assessment** – tourism, businesses and communities, employment creation, development options
- ▶ **Candidate uses / locations** – established objectives regarding use
- ▶ **Infrastructure** – availability of water and sewerage, gas and electricity

The 2002 Master Plan was perceived as a 20 year strategy which focused on the following key components:

- ▶ Presence of an enlarged water body
- ▶ Revegetating the Northern part of the island and improving the habitat
- ▶ Improving the lakes edge with a variety of treatments to encourage passive and active recreation
- ▶ Relocating the National River Discovery Centre

- Figure 2**  
► Revised Masterp



# GATEWAY ISLAND MASTER PLAN REPORT

### 3.3.2 Significant Features Water

**(a) Rowing Course and Cumberlandia** - The rowing course was a special identified use of the former plan with very particular spatial and shape requirements but with no assurance of being able to deliver or justify this as an outcome. The design and shape of the rowing course would have impacted on the flood pathway of the Murray and created greater flooding problems for the City of Albury. The construction of the rowing course would have been dependent on CSR excavating material to provide the shape of the rowing course. The quality of material for excavation in this area is poorer and is not in an area that CSR favours for extraction.

The removal of the rowing course creates a tighter water body, and also provides some protection for the existing bilabongs and natural flood pathways.

As a result of the tighter water body and creation of the passive water-based recreation zone, significantly reduces the area for the operation of the Cumberlandia within the Gateway Island main lake. Therefore the feasibility of constructing the necessary infrastructure to accommodate the Cumberlandia within a 20-year timeframe is not considered appropriate.

In this regard the Master plan minimises the impact on the environment and maximises the choice of water-based activities.

**(b) Main Lake Shape** - The shape of the main lake allows for the continued commercial extraction of sand and gravel. The removal of the land bridge joining the main lake, Delaney's Pit and the current operating area will form the shape of the ultimate lake as shown in Figure 2.

The finalisation of the edge treatments would be undertaken by CSR as part of their rehabilitation conditions specified under their extraction licence.

**(c) Water Quality** - Improving the water quality of the main lake will significantly increase the opportunities to create the best environment to attract the commercial development that is required for Gateway Island.

The water quality in the Delaney Pit is a good example of what is possible for the main lake. The suspended clay particles over time naturally settle, however given the size of the main lake this may take several years.

A combination of:

- CSR altering their processing of quarried material;
- The application of chemicals; and
- Natural settling processes can be used to achieve an improvement in the overall water quality within approximately two years.

**(d) Lake Edge Treatments** - Five lake edge treatment types as shown in Figure 3 are proposed to provide a variety of visual, recreational and ecological experiences. Their proposed locations are illustrated in Figure 2, and are outlined below:

- **Pebbles Beach Edge Treatment** - 1:1.5 slope provides a gentle beached entry suitable for recreational use. It is also suitable for the launching of watercraft, provided this is located a safe distance from passive recreation.

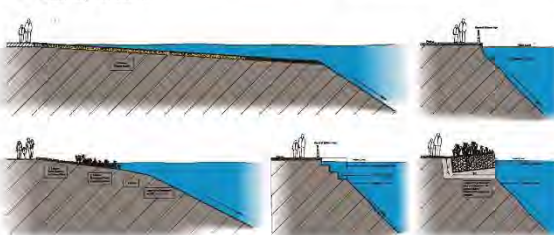
- **Softened Lake Edge Treatment** - principally to allow riparian and aquatic vegetation to colonise at the water's edge. A varying slope is proposed; 1:8 grassed slope for the first 3 metres to the water's edge, 1:8 planted slope for the next 3 metres beyond the water's edge, followed by 2 metres of a steeper 1:5 slope.

- **Railing Edge Treatment** - at locations where a hard edge is proposed adjacent to the water edge and the existing 1:1 edge is not altered, a 600mm high handrail will be installed to protect pedestrians.

- **Benched Edge Treatment** - again at locations where a hard edge is proposed adjacent to the water edge, however in these locations the existing 1:1 slope would be benched for safety reasons. A 600mm high handrail will be installed to protect pedestrians.

- **Gabion Edge Treatment** - the use of gabion baskets allows the opportunity for revegetation. The existing 1:1 slope would be retained, with the gabion edge laid 6 degrees to the horizontal ground line to create a safety barrier to the water edge.

Figure 3  
Lake Edge Treatments



GATEWAY ISLAND

## MASTERPLAN REVIEW

Prepared for the

CITY OF WODONGA

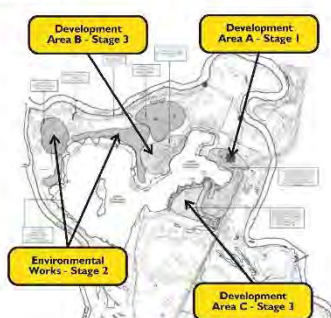
By

COOMES CONSULTING GROUP ■ ESSENTIAL ECONOMICS ■ GHD ■ GLENDA DATSON

August 2002

Figure 3: Extract from 2002 Gateway Island Master Plan Review Lake Edge Treatments (Coomes Consulting Pty Ltd, 2002).

Figure 4  
Development Areas



### Foundation Design Considerations

The land adjoining the Delaney Pit area has over the past 20 years seen reclamation via a process of uncontrolled tipping. The composition of the material varied in nature and no apparent records are available. The only level of compaction has been through a combination of natural settling and surcharge loading from stockpiling of material.

Given the varied nature of material used in re-filling this area, any future commercial development identified within this development area would require further investigation to determine the appropriate foundation and loading design requirements and application of appropriate standards.

### (b) Environmental Works - Stage 2

An integral part of the revised masterplan is environmental improvement and revegetation works. Revegetation works are proposed to promote the regeneration of riparian woodlands and ephemeral/wetland (billabong) habitat where landscapes have been degraded. These works will also provide the essential screening required as part of the new lease for CSR in the northern part of Gateway Island (refer Figure 7).

In addition this stage includes the selective removal of vegetation along Lincoln Gateway to Delaney's Pit to allow the opening up of views and the removal of the land bridge between Delaney's Pit and the main lake.

Figure 5  
Development Area A - Stage 1



### Screening

Creating an attractive environment to encourage development of Gateway Island requires significant screening of CSR activities adjacent to Lincoln Gateway. Mounding along the front of the CSR property adjacent to Lincoln Gateway and along the stockpile area fronting the main lake is proposed within the next two years. Revegetation works to provide screening to the continuing quarrying activity will include a mix of indigenous trees, low shrubs and groundcovers planted on mounds 2.5 metres high, with 1:2 slopes (refer Figure 8).

GATEWAY ISLAND

## MASTERPLAN REVIEW

Prepared for the

CITY OF WODONGA

By

COOMES CONSULTING GROUP ■ ESSENTIAL ECONOMICS ■ GHD ■ GLENDA DATSON

August 2002

Figure 4: Extract from 2002 Gateway Island Master Plan Review Development Areas (Coomes Consulting Pty Ltd, 2002)

**Table 1: 1997 vs 2002 Master Plan Key Features overview**

1997 Master Plan	Completed	2002 Master Plan	Completed
The Cultural and Entertainment Precinct - a museum cultural centre, circus training facility, 3,000 to 6,000 seat multipurpose Entertainment Centre	N	-	-
Koori Cultural Centre - Aboriginal cultural and tourist activities focusing on the Koori heritage of the area	Y	-	-
Southbank Wharf (Water Lodge) Precinct - waterside complex based around a wharf and marina complex including restaurants, cafes, accommodation and commercial facilities	N	Improve lake edges	N
Noreuil Park - Riverboat terminal featuring the steam ship P.S. Cumberland	Y	-	-
Lake and Environment - An international rowing course as well as water activities such as sailing, water skiing, canoeing, swimming	N	Presence of an enlarged water body	N
The River Interpretative Centre - educational experience based on environmental interpretation of a river environment showcasing the river as well as the billabongs and wetlands within the site	N	Revise the location of the National River Discovery Centre	N
-	-	Revegetation of the northern part of the island and habitat improvement	Y
-	-	Screening of quarry activities	N
Craft and Commercial Precinct - The Gateway Village catering to a range of commercial and craft opportunities including the showcasing of regional produce	Y	-	-



## 5. PLANNING POLICY

This section outlines the key planning considerations for the Gateway Island Precinct including the relevant policies, zones and overlays extracted from the Wodonga Planning Scheme (City of Wodonga, 2018), and a number of Strategic Documents relevant to Gateway Island.

The land ownership map below is intended to provide some context in this section.

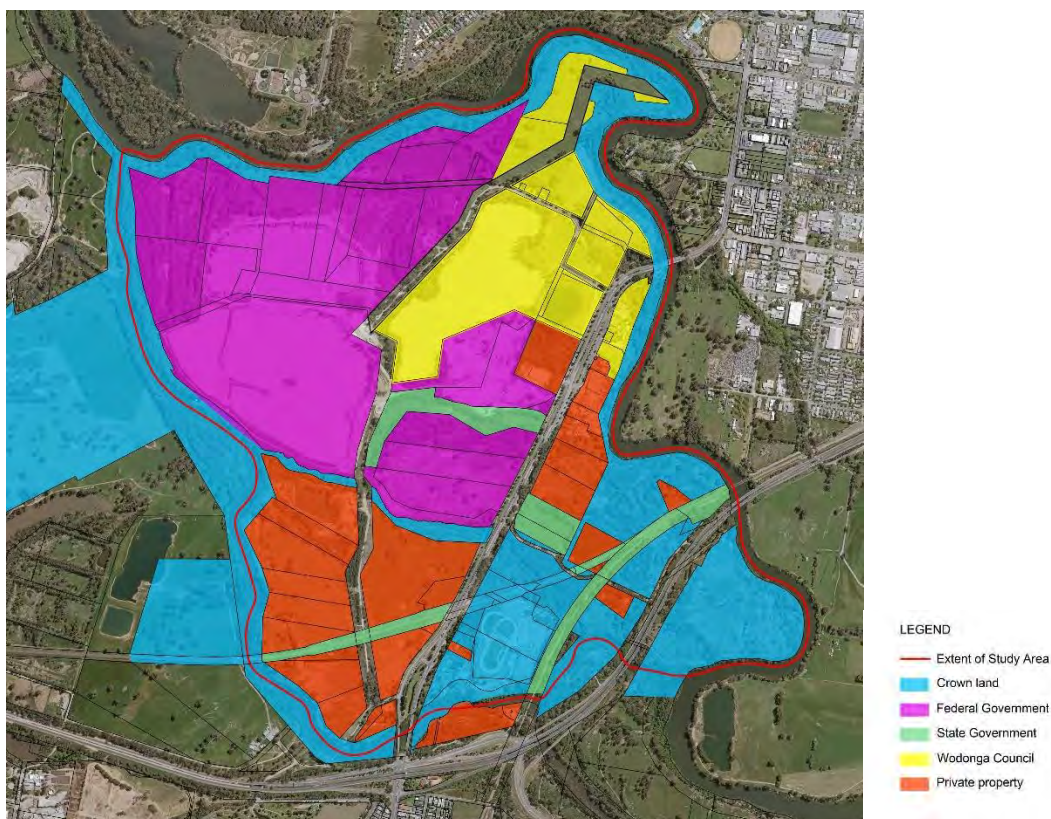


Figure 5: Land Ownership Map (2018)

### 5.1 RELEVANT PLANNING POLICY

Relevant Victorian Planning Policy (VPP) and Local Planning Policy (LPP) are outlined below.

#### 5.1.1 VPP CLAUSE 12.03-1 RIVER CORRIDORS, WATERWAYS, LAKES AND WETLANDS

- ▶ Objective:
  - *“To protect and enhance river corridors, waterways, lakes and wetlands.”*
- ▶ Strategies:
  - *“Protect the environmental, cultural and landscape values of all water bodies and wetlands.”*
  - *“Ensure development responds to and respects the significant environmental, conservation, cultural, aesthetic, open space, recreation and tourism assets of water bodies and wetlands.”*
  - *“Ensure development is sensitively designed and sited to maintain and enhance environmental assets, significant views and landscapes along river corridors and waterways and adjacent to lakes and wetlands.”*



- *“Ensure development does not compromise bank stability, increase erosion or impact on a water body or wetland’s natural capacity to manage flood flow.”*
- *“Protect the Yarra, Maribyrnong and **Murray River** corridors as significant economic, environmental and cultural assets.”*

#### 5.1.2 VPP CLAUSE 13.02 BUSHFIRE

- ▶ Objective:
  - *“To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life”*
- ▶ Strategies:
  - *“Give priority to the protection of human life by:
 
    - *Prioritising the protection of human life over all other policy considerations.*
    - *Directing population growth and development to low risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.*
    - *Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages of the planning process.”**

#### 5.1.3 VPP CLAUSE 13.03-1 FLOODPLAIN MANAGEMENT

- ▶ Objective:
  - *“To assist the protection of:
 
    - *Life, property and community infrastructure from flood hazard.*
    - *The natural flood carrying capacity of rivers, streams and floodways.*
    - *The flood storage function of floodplains and waterways.*
    - *Floodplain areas of environmental significance or of importance to river health.”**
- ▶ Strategies:
  - *“Avoid intensifying the impact of flooding through inappropriately located use and development.”*
  - *“Locate use and development that involve the storage or disposal of environmentally hazardous industrial and agricultural chemicals or wastes and other dangerous goods (including intensive animal industries and sewage treatment plants) outside floodplains unless site design and management is such that potential contact between such substances and floodwaters is prevented, without affecting the flood carrying and flood storage functions of the floodplain.”*

#### 5.1.4 LPP CLAUSE 21.02-1 COMMUNITY VISION

- ▶ *“The community vision for Wodonga is:
 
  - *In 2033 Wodonga will be an accessible, connected, sustainable City with a vibrant economy which fosters a sense of belonging and welcomes residents and visitors.”**

#### 5.1.5 LPP CLAUSE 21.02-2 STRATEGIC PLANNING VISION

- ▶ *“The vision for Environment is for:*
  - *Natural Environment*
    - *A City which protects its significant environmental assets including significant ones such as the hills, waterways and river floodplains, the Murray and Kiewa Rivers and Lake Hume.*
    - *A City which maintains healthy ecosystems through the ongoing protection and enhancement of environmental values and reserves.*
    - *A water smart City which is resilient to the increased risks of climate change induced events (drought, fire, storm, flood or heatwave) and ensures water security.*
  - *Built Environment*
    - *A City which responds to its temperate four season climate through environmentally sustainable design.*
    - *A City designed for people where buildings and public spaces incorporate passive surveillance, activation and generate social interaction.*
- ▶ *“Economic Development*
  - *The vision for Economic Development is for:*
    - *A City which capitalises on nature based sporting and cultural visitation opportunities.”*
- ▶ *“Transport*
  - *The vision for Transport is for:*
    - *A City that provides genuine choices for all, enabling people to access a full range of employment, services and recreational opportunities without relying on a car.*
    - *A City where all modes of transport are attractive, convenient, safe and practical.”*
- ▶ *“Lifestyle*
  - *The vision for Lifestyle is for:*
    - *A connected, sustainable and accessible system of quality open spaces, community, cultural and recreation facilities valued and well used by the community.*
    - *A City which improves health and wellbeing by improving access to its landscape and recreation resources including the hills and waterways, particularly the Murray and Kiewa Rivers and Lake Hume.’*

#### 5.1.6 LPP CLAUSE 21.05-1 FLOODPLAINS

- ▶ *Key Issues:*
  - *“Preserving the natural values and functions of the floodplain*
  - *Protecting life, property and community infrastructure from flood hazard*
  - *Increased risk of heavier, more frequent downfalls of rain and associated flooding due to increased climate variability.”*

- ▶ Objective:
  - *“To protect the Murray River and Kiewa River floodplains and other main tributary waterways including Middle Creek, Finns Creek, Felltimber Creek, Huon Creek, House Creek and Jack in the Box Creek.”*
- ▶ Strategies:
  - *“Protect the floodplains from the encroachment of urban development.*
  - *Protect existing values and functions of floodplains, including their waterways and wetlands.*
  - *Discourage flood sensitive use and development from locating on the floodplain.”*

#### 5.1.7 CLAUSE 21.09-3 TOURISM

- ▶ Key Issues:
  - *“Unrealised opportunities to expand tourism.”*
- ▶ Objective:
  - *“To facilitate the expansion of the tourism industry.”*
- ▶ Strategies:(relevant)
  - *“Facilitate nature based tourism opportunities including the activation of waterways, Lake Hume, the Murray River, the hilltops, tracks and trails.”*

#### 5.1.8 CLAUSE 21.13-2 GATEWAY ISLAND

Gateway Island, located on the Murray River floodplain between Albury and Wodonga, is a gateway to both Victoria and New South Wales. The Murray River floodplain is regarded as significant natural landscape for Albury/Wodonga. It is important to preserve the natural functions of the floodplain, and investigate opportunities for increased public access to the river environment. Gateway Island is bounded by the Murray River to the north and Wodonga Creek to the south. The City of Wodonga acknowledges the significance of Gateway Island and the opportunity its development and land management represents to the region.

- ▶ Vision:
  - The vision for Gateway Island is: *“To become a tourist, cultural and recreational focal point for the wider region of Albury/Wodonga”*
- ▶ Local area implementation:
  - *Facilitate the closure and relocation of industrial development on Gateway Island*
  - *Continue to implement environmental protection measures and environmental management for Gateway Island*
  - *Consolidate and strengthen the role of tourism, recreation, arts and culture and related business function of Gateway Island*
  - *Ensure that proposals for new tourism and recreational development which includes an element of manufacturing, demonstrate that the manufacturing of such products is ancillary to the retail component of the business*
  - *Require commercial and retail development to demonstrate a strong link to the tourism, cultural and recreation functions of Gateway Island*
  - *Ensure that all proposals for development 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*

- ▶ Further strategic work:
  - *Prepare an updated Masterplan for Gateway Island.*

## 5.2 WODONGA PLANNING SCHEME AMENDMENT C93

Wodonga Planning Scheme Amendment C93 was gazetted on 5 March 2015. The amendment introduces controls to limit future accommodation development to nominated areas on Gateway Island.

The amendment added the following to Schedule 1 to the Special Use Zone:

- ▶ Require development to be constructed to withstand the impact of a high velocity flood event
- ▶ Prohibits the development of residential dwellings on the island
- ▶ Requires that floor levels are constructed at least 500mm above the 1% ARI flood level

This amendment also introduced a new Local Planning Policy Clause 22.20 Development – Gateway Island. This Clause has since been deleted from the Planning Scheme and replaced by Clause 21.13-2 Gateway Island, which was introduced into the Planning Scheme via Amendment C123 (implementation of findings from MSS review), gazetted on 22 December 2016.

Amendment C93 was required following the findings of the Gateway Island Flood Risk Report (Lustig 2001, in City of Wodonga 2017). The purpose of restricting the development of accommodation on the Gateway Island to a prescribed limit of 200 rooms is to ensure that evacuation procedures can be adequately planned for and executed in the event of a catastrophic flood event on the island.

## 5.3 APPLICABLE PLANNING CONTROLS

### 5.3.1 PLANNING ZONES

The various planning zones applicable to Gateway Island are shown below in Figure 6.



Figure 6: Zone Map (City of Wodonga, 2018)

The following zones are within the island:

- ▶ **Public Park and Recreation Zone** – this zone applies to a large area of the island to the North West, and the part of the island known as Diamond Park. The majority of the quarry is contained within this zone. The purpose of this zone is to:
  - “To implement the Municipal Planning Strategy and the Planning Policy Framework
  - To recognise areas for public recreation and open space
  - To protect and conserve areas of significance where appropriate
  - To provide for commercial uses where appropriate.”
- ▶ **Public Conservation and Resource Zone** – this zone applies to areas of land in the eastern area of the island which is predominately bushland. The purpose of this zone is to:
  - “To implement the Municipal Planning Strategy and the Planning Policy Framework



- *To protect and conserve the natural environment and natural processes for their historic, scientific, landscape, habitat or cultural values*
- *To provide facilities which assist in public education and interpretation of the natural environment with minimal degradation of the natural environment or natural processes*
- *To provide for appropriate resource based uses.”*

- ▶ **Special Use Zone – Schedule 1** – this zone applies to the strip of commercial entities along the Lincoln Causeway and to part of the quarry facilities.

Schedule 1 to the Special Use Zone in the Wodonga Planning Scheme applies specifically to Gateway Island. The purpose of this Schedule is:

- *“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.”*





Figure 7: The Tourist Accommodation Plan (Special Use Zone Schedule 1 Figure 1) Map (City of Wodonga, 2018)

- ▶ **Farming Zone** – this zone is applied to several small parts of land in the east and southern parts of the island, and an area of land in the south-western part of the island. The purpose of the Farming Zone is:
  - “To implement the Municipal Planning Strategy and the Planning Policy Framework
  - To provide for the use of land for agriculture
  - To encourage the retention of productive agricultural land
  - To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture
  - To encourage the retention of employment and population to support rural communities
  - To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.”

- ▶ **Road Zone – Category 1** – this zone applies to the Lincoln Causeway. This zone is used to identify significant existing roads.
- ▶ **Public Use Zone 4 – Transport** – this zone applies to the railway lines that traverse the island. This zone is specific to public land, used for public utility, community services and facilities.

### 5.3.2 OVERLAYS



**Figure 8: Applicable Overlays (City of Wodonga, 2018)**

The following overlays are applied within the island:

- ▶ **Floodway Overlay**
  - The Floodway Overlay applies to all land within the island with the exception of the sections of the Hume Freeway and the Lincoln Causeway that traverse the island. The purpose of the Overlay is:
    - “To implement the Municipal Planning Strategy and the Planning Policy Framework.

- To identify waterways, major floodpaths, drainage depressions and high hazard areas which have the greatest risk and frequency of being affected by flooding.
- To ensure that any development maintains the free passage and temporary storage of floodwater, minimises flood damage and is compatible with flood hazard, local drainage conditions and the minimisation of soil erosion, sedimentation and silting.
- To reflect any declarations under Division 4 of Part 10 of the Water Act, 1989 if a declaration has been made.
- To protect water quality and waterways as natural resources in accordance with the provisions of relevant State Environment Protection Policies, and particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).
- To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.”
- This overlay is applied to identify land in areas subject to the movement and storage of floodwaters by the 1% Annual Exceedance Probability (AEC) flood or any other area determined by the floodplain management authority
- VPP Clause 44.03 FLOODWAY OVERLAY
  - “Referral of applications
    - *An application must be referred to the relevant floodplain management authority under Section 55 of the Act unless in the opinion of the responsible authority the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and the floodplain management authority.”*
  - The North East Catchment Management Authority is a statutory recommending referral Authority for floodplain management under Section 55 of the Planning and Environment Act 1987. The Authority will continue to assess individual development proposals based on the flood risk, and the State’s floodplain management policies.
- ▶ **Heritage Overlay 2 (HO2), Heritage Overlay 5 (HO5) and Heritage Overlay 6 (HO6)** – HO2 applies to the heritage place known as *Butter Factory*, HO5 applies to the heritage place known as *Old Custom and Custom Office*, and HO6 applies to the heritage place known as *Powder Magazine*. All these places are along the eastern side of the Lincoln Causeway

#### 5.4 OTHER RELEVANT STRATEGIC DOCUMENTATION

- ▶ Economic Development Strategy 2014 to 2019, City of Wodonga (2014)
- ▶ Two Cities One Community Draft Community Strategic Plan 2017-2021, Albury City Council & City of Wodonga (2017)
- ▶ Public Art Strategy and Masterplan 2015 to 2020, City of Wodonga (2015)
- ▶ Wodonga Integrated Transport Strategy 2015, GTA Consultants (2015)
- ▶ Hume Strategy for Sustainable Communities (Hume Strategy) 2010 – 2020 which identifies Wodonga as part of the Upper Hume sub region 2010, Department of Planning and Community Development (2010)
- ▶ Hume Strategy Regional Plan Key Priorities 2015 – 2017, Hume Regional Development Australia (RDA) Committee



- ▶ Murray Region Destination Management Plan 2018 – Eastern Murray sub region, Urban Enterprise (2018)
- ▶ Murray River Adventure Trail 2014, commissioned by Murray Regional Tourism (2014)
- ▶ Murray River Experience Master Plan 2007, Urban Initiatives Pty Ltd (2007)
- ▶ Helping Victoria: Extractive Resources in Victoria, Demand and Supply Study, 2015-2050 Department of Economic Development, Jobs, Transport and Resources (2016)

## 6. CULTURAL HERITAGE REVIEW

A preliminary Cultural Heritage has been undertaken in the form of an Assessment of Existing Conditions (Cultural Heritage). The findings from this assessment are presented in the report titled *Gateway Island Masterplan Project – Existing Conditions – Cultural Heritage* (Jo Bell Heritage Services Pty. Ltd, 2018).

Findings from this report are summarised in this section.

### 6.1 GEOLOGY

The activity area is situated entirely on un-named alluvial (Qa1) deposits dating to the Holocene period (the last 10,000ya). These are non-marine, alluvial sedimentary deposits, which relate directly to the existing river system. Materials in this formation are gravels, sands and silts with alluvium deposited from overbank flows (DEDJTR 2017).

### 6.2 GEOMORPHOLOGY

Geomorphology in Victoria is described in a tiered system. At the more specific level (Tier 3), the activity area is described as 'Meander belt below plain level, sometimes with source-bordering dunes' (GMU 4.1.1) (DEDJTR 2017; GeoVic Online 2017).

The geomorphic character of the Murray River floodplain and waterways in this area are best described as laterally migrating, anabranching floodplain (in which flows are shared between multiple waterways which develop and are abandoned over time due to natural processes of bank erosion, sedimentation and channel development. Wodonga Creek to the south of Gateway Island is an anabranch of the Murray River.

### 6.3 VEGETATION

Pre-1750, available mapping indicates the vegetation community within the activity area as Riverine Grassy Woodland / Riverine Swampy Woodland Mosaic (EVC 1040) north of the creek line with Riverine Swampy Woodland (EVC 815) south of the creek line.

The current EVC mapping indicates only spare and isolated colonies of the EVCs remaining across the island.

There are no RAMSAR wetlands within the activity area.

### 6.4 LAND USE HISTORY

#### 6.4.1 SQUATTING HISTORY

The activity area once formed a part of the Wodonga pastoral run. This run was originally estimated at 41,000 acres. It was licenced to Paul Huon in 1848 before being leased to William Huon in 1849. The lease was abandoned in 1881 (Spreadborough & Anderson 1983).

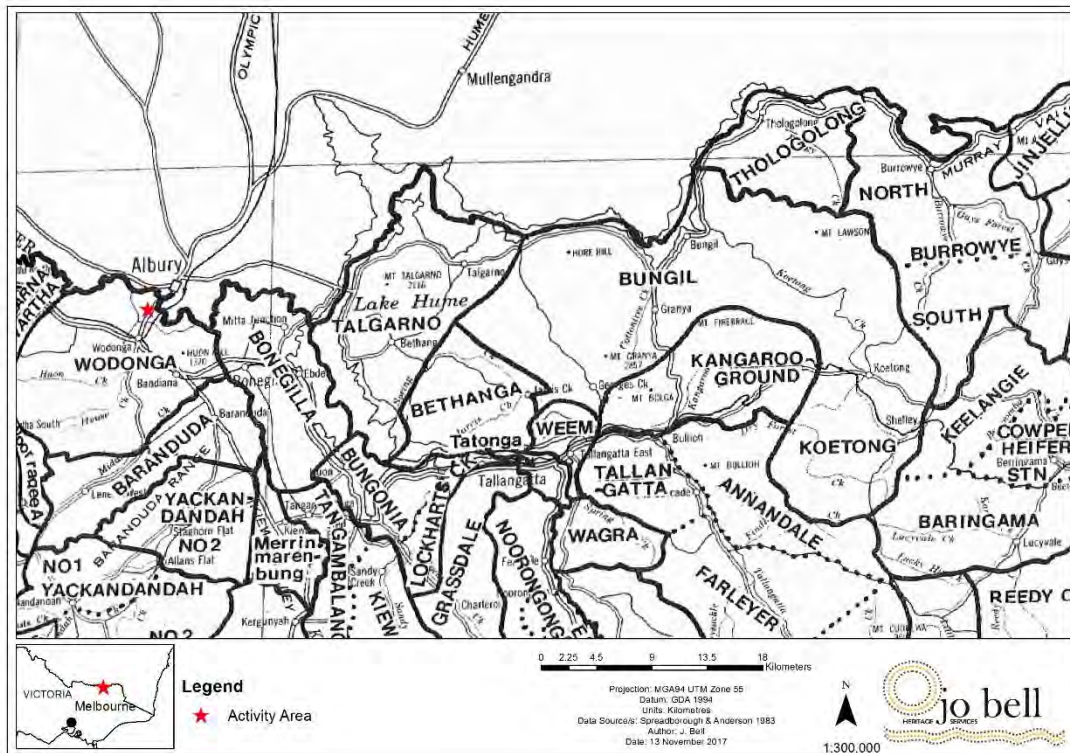


Figure 9: Gateway Island Pastoral Runs (extract from Jo Bell Heritage Services Pty. Ltd, 2018)

#### 6.4.2 HISTORIC PLANS

A plan of the Parish of Belvoir from 1859 shows Gateway Island as a low-lying area of meander scrolls and is marked as the 'Wodonga Flats' with Huon's Pre-emptive Right indicated south of Wodonga Creek.

An 1865 Parish of Belvoir Plan shows a similar situation.

An 1895 Wodonga Township Plan (with additions) shows a number of allotments and waterways across the island.



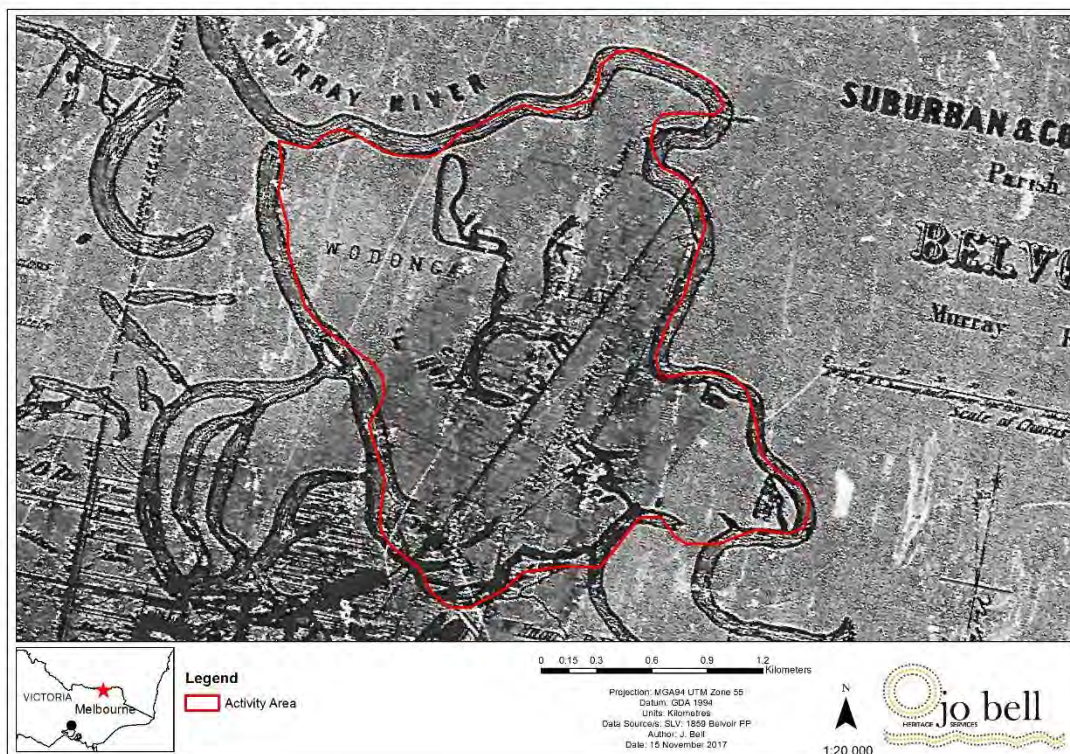


Figure 10: 1859 Belvoir PP (extract from Jo Bell Heritage Services Pty. Ltd, 2018)

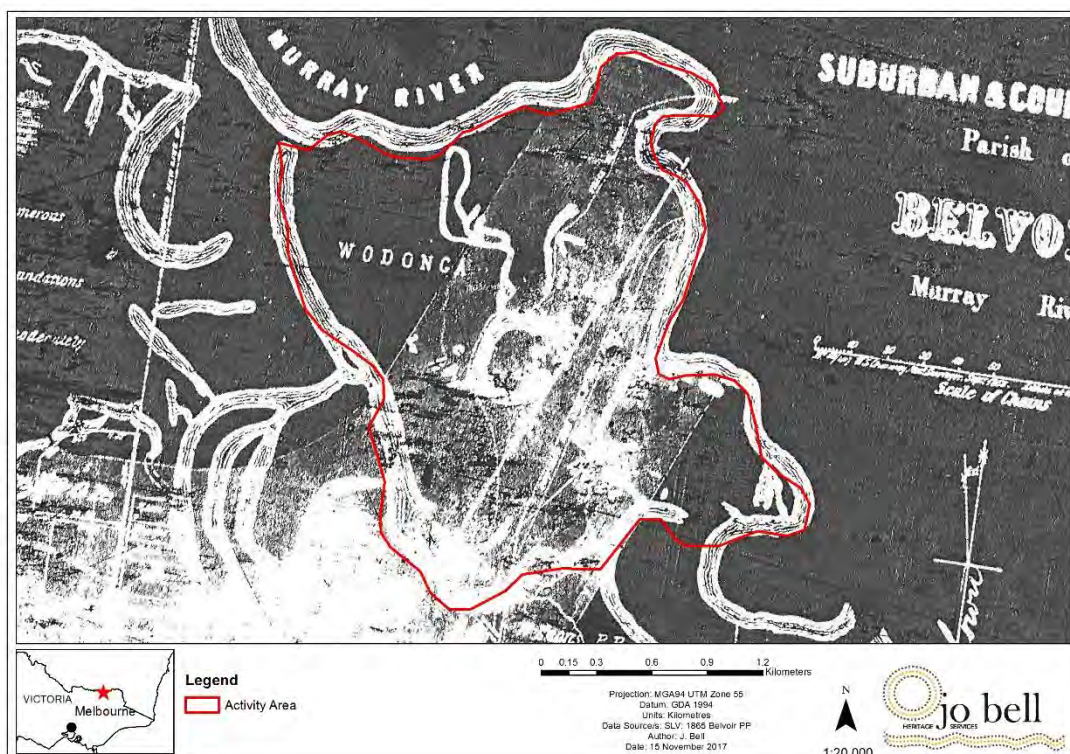


Figure 11: 1865 Belvoir PP (extract from Jo Bell Heritage Services Pty. Ltd, 2018)

#### 6.4.3 RAILWAYS

The railway line between Wodonga and Melbourne was completed in 1873 (LCC 1974). The line between Wodonga and Sydney (transecting the island) was opened in 1883 (Thomson 2006). As a part of the Wodonga Rail Bypass project, the original Wodonga Railway Station was closed in 2008 and the original Melbourne-Sydney line was decommissioned when the rail bypass was completed in 2010.

#### 6.4.4 AERIAL PHOTOGRAPHY

Aerial photography has been reviewed. The earliest available aerial photographs are from the 1960s.

#### 6.4.5 REGISTERED ABORIGINAL PARTIES

There is currently no Registered Aboriginal Party (RAP) appointed for the activity area by the Victorian Aboriginal Heritage Council (VAHC). However, there are three Aboriginal groups who have been identified by Aboriginal Victoria (AV), as having an interest in the cultural heritage of the area. These are Duduroa Local Traditional Custodians Inc (DLTCI); Dhuduroa Waveroo Nation Aboriginal Corporation (DWNAC); and Yaitmathang Indigenous Lands Inc (YILI).

### 6.5 ABORIGINAL CULTURAL HERITAGE VALUES

The review of the VAHR shows a total of 27 features within the activity area associated with 17 Aboriginal places. These include:

- ▶ 3 scarred trees
- ▶ 5 artefact scatters
- ▶ 1 ancestral remains
- ▶ 1 earth feature (soil deposit)
- ▶ 8 low density artefact distributions
- ▶ 9 object collections

A further scarred tree has been identified but has not yet been recorded.

These places are predominantly found only where survey has been undertaken.



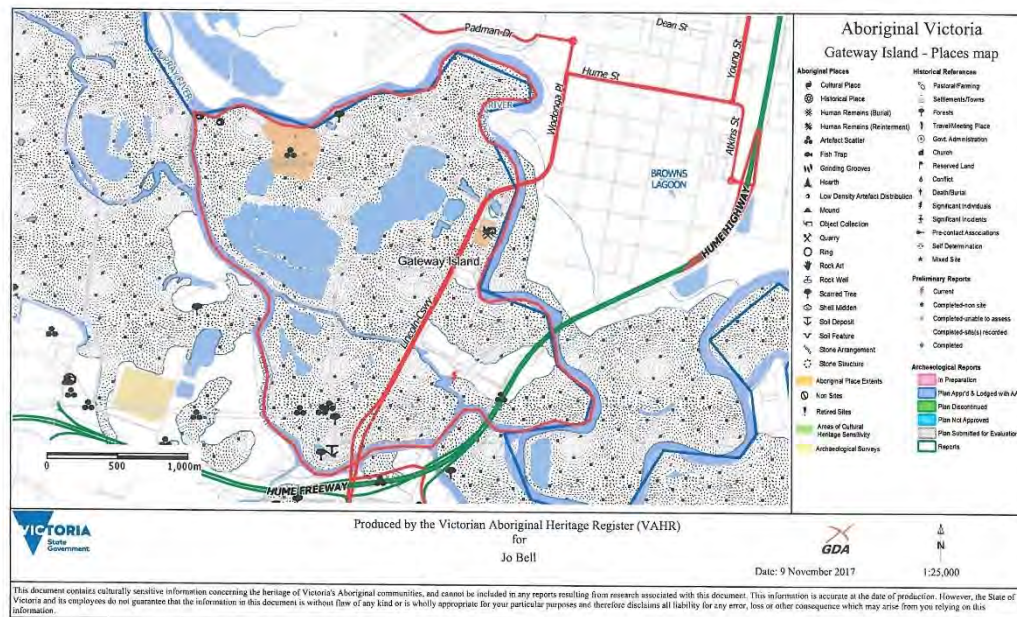


Figure 12: Aboriginal Places (extract from Jo Bell Heritage Services Pty. Ltd, 2018)

## 6.6 NON – ABORIGINAL HISTORIC PLACES

### 6.6.1 VICTORIAN HERITAGE REGISTER

No sites are listed for the activity area on the Victorian Heritage Register.

### 6.6.2 VICTORIAN HERITAGE INVENTORY

Two sites have been listed on the VHI, although one of these has been D-classified, meaning it has no legal standing under the Heritage Act 2017.

- ▶ Halfway Hotel – H8225-0097
- ▶ Lincoln Causeway Stockyards – D8225-0098

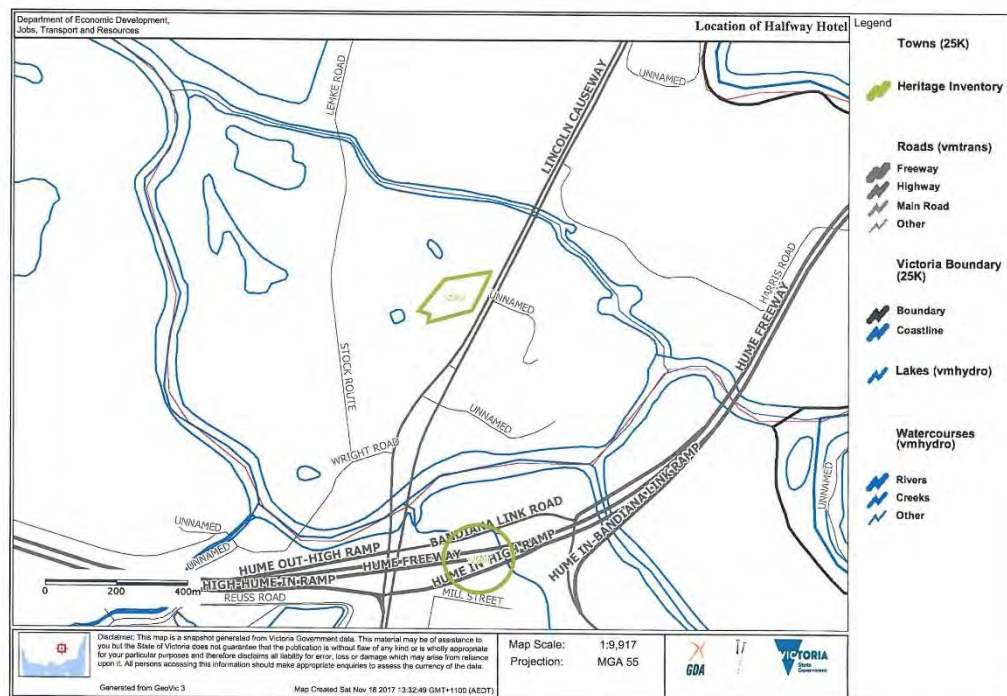


Figure 13: Halfway Hotel location (extract from Jo Bell Heritage Services Pty. Ltd, 2018)



Figure 14: Photograph of former Halfway Hotel

📍 Explore heritage map

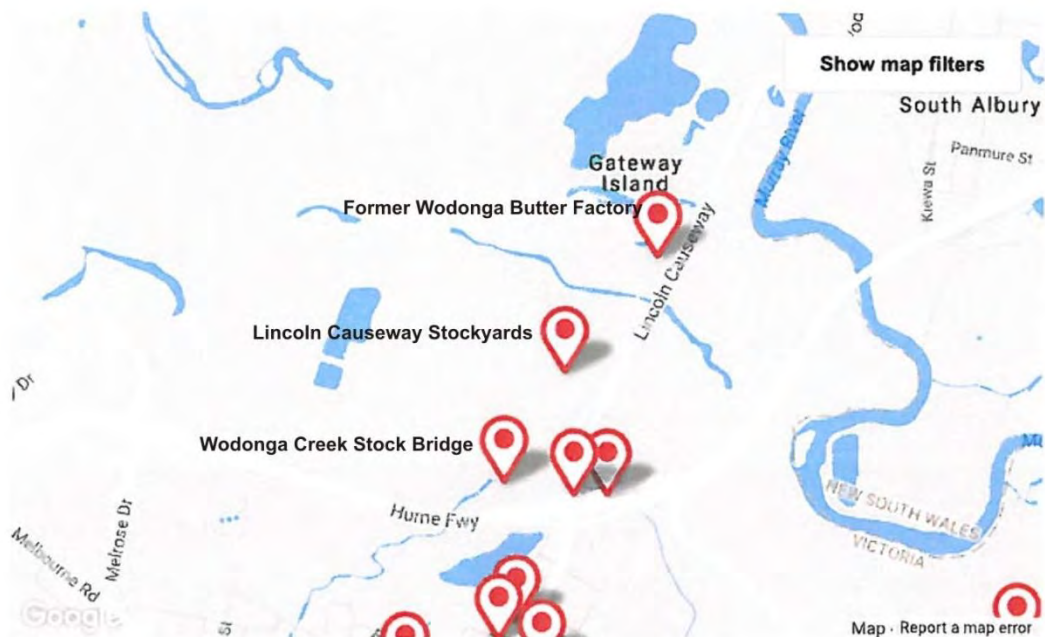


Figure 15: Historic Places (extract from Jo Bell Heritage Services Pty. Ltd, 2018)

#### 6.6.3 NATIONAL AND COMMONWEALTH HERITAGE LISTS

No sites are listed for the activity area on the National or Commonwealth Heritage Lists.

#### 6.6.4 WAR MEMORIAL REGISTER

No sites are listed for the activity area on the War Memorial Register.

#### 6.6.5 NATIONAL TRUST REGISTER

Four places have been listed on the National Trust Register, two of which are buildings, also listed on the City of Wodonga Heritage Overlay (\*).

- ▶ Wodonga Creek Stock Bridge
- ▶ Former Powder Magazine\*
- ▶ Former Wodonga Butter Factory\*
- ▶ Murray Valley Flood Plain

#### 6.6.6 HERITAGE OVERLAY

Four sites are listed on the Heritage Overlay:

- ▶ HO2 – Butter Factory, Lincoln Causeway, Wodonga
- ▶ HO4 – Machinery Room, Lincoln Causeway, Gateway Island
- ▶ HO5 – Old Custom House & Custom Office, Lincoln Causeway, Gateway Island
- ▶ HO6 – Powder Magazine, Lincoln Causeway, Gateway Island



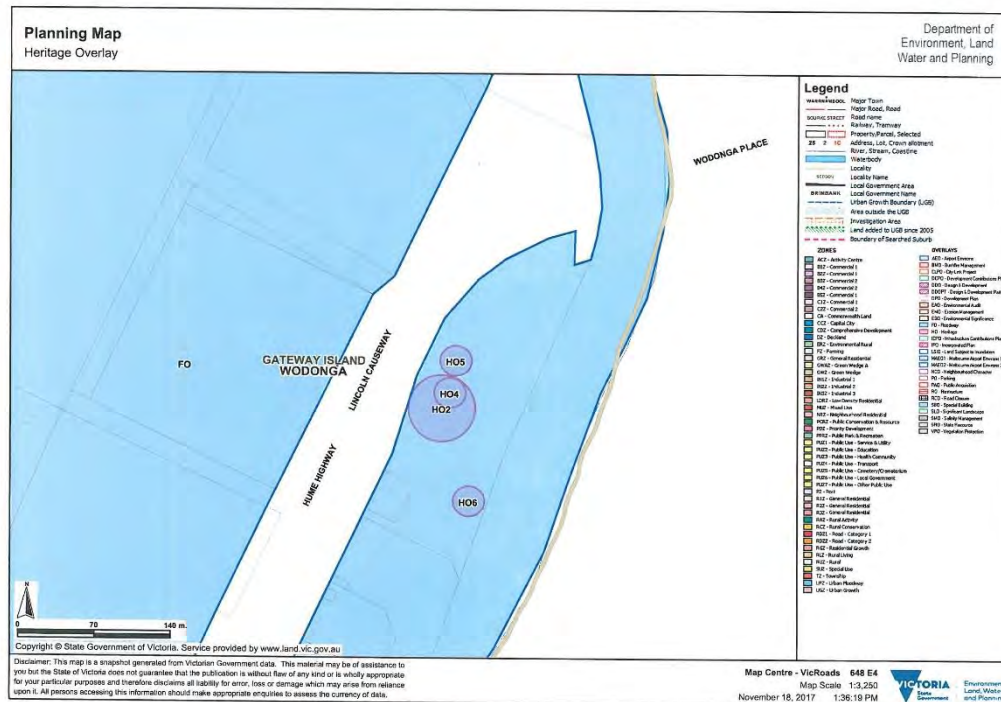


Figure 16: Heritage Overlays (extract from Jo Bell Heritage Services Pty. Ltd, 2018)

## 6.7 GAPS IN KNOWLEDGE

- ▶ Historic Aerial photography
- ▶ Limited survey or assessment

## 7. TOURISM AND ECONOMIC REVIEW

A preliminary review of economics and tourism has been undertaken. Results were reported in Gateway Island Master Plan, Preliminary Economics and Tourism Considerations (Urban Enterprises Pty. Ltd, 2017).

Findings from this report are summarised in this section.

### 7.1 STRATEGIC CONTEXT

The following are key strategic considerations:

- ▶ Gateway Island Tourism Development is identified as a Tier 1 Priority Project in the Murray Region Destination Management Plan (Urban Enterprise 2018) for the Eastern Murray sub region
- ▶ Gateway Island represents the next likely investment focus for the region (following significant investment into the Wodonga CBD and Albury Cultural Precinct). Significant crossover with the overall goals in liveability and tourism development, and aligns with Murray Region Destination Management Plan objectives in enhancing and connecting the river
- ▶ Cross border relationship – assessment of supply and demand for new opportunities needs to incorporate the Albury-Wodonga context

- ▶ There is a good mixture of uses and activities on Gateway Island incorporating recreation, arts, food and beverage, educational, and family activities. However, at present the island plays a limited role as a tourism destination, or driver for visitation to the region. There is a need to lift the quality and appeal of the existing offering
- ▶ The size of the Precinct will allow for a range of tourism and leisure opportunities which can cater to different markets. A unique opportunity to deliver a number of experiences within the one Precinct (arts, cultural, recreation, environment, dining etc.)

## 7.2 TOURISM AND LEISURE CONTEXT

The following are the key tourism and leisure considerations:

- ▶ Visitation to-Albury-Wodonga has grown strongly over the past decade. In 2018 (YE June), the region attracted greater than 1.5 million visitors (>800,000 daytrips, and >700,000 overnight visitors). However, growth has been driven by the business and visiting friends and relatives market (VFR) and there is a need to develop new tourism product and experiences which are matched with contemporary market expectations
- ▶ The Sydney-Melbourne Hume Corridor represents 5.2 million vehicle trips per annum. However, there is a lack of compelling tourism product across the corridor which draws visitors for an extended stay or overnight stop
- ▶ Consultation undertaken for the Murray Region Destination Management Plan has identified a number of product development gaps and opportunities which align with Gateway Island

## 7.3 ECONOMIC AND RETAIL CONTEXT

The following are the key economic and retail considerations:

- ▶ Strong population growth: Albury-Wodonga's population is expected to grow by an additional 33,450 residents, and a total population of 125,063 by 2036. Key groups which are expected to grow include young families and seniors (over 70 years). Growth in the need and demand for recreation and leisure activities
- ▶ Need to retain and reinforce the primacy of the Wodonga CBD – Gateway Island is unlikely to support the uses more suited to the CBD (e.g. major retail, office, institutional)
- ▶ Retail on Gateway Island is likely to be limited to niche and tourism focused opportunities
- ▶ Active quarry is a key economic and retail consideration
- ▶ Quarry activity is anticipated to continue for a number of years subject to lease and operational approvals. This will be important to the supply and price of quarry sand and gravel product available to the City of Wodonga and surrounding region

# 8. OVERVIEW OF CURRENT SITUATION

## 8.1 REGIONAL LOCATION AND URBAN CONTEXT

Located in the City of Wodonga, Gateway Island sits on the northern side of Wodonga's urban area and the Hume Freeway. The Sydney-Melbourne Railway line cuts through the southern portion of the island in an east – west direction.

The island was formed as a result of Wodonga Creek diverging from the Murray River at the south eastern portion of the site. Wodonga Creek forms the southern and western boundaries of the island, flowing in a northerly direction until it meets the Murray River. The island is low-lying area south of the Murray River channel.

The Lincoln Causeway runs through Gateway Island and is a major thoroughfare between the two cities of Wodonga and Albury. Historically, the Causeway provided the main Hume Highway border crossing between Victoria and New South Wales. The opening of the Hume Freeway bypass in 2009 now provides an alternative river crossing at the south east area of the island.

Gateway Island is bounded by the Murray River to the north and east and Wodonga Creek and Flanagan's Creek to the south and west. Gateway Island thus straddles the full width of the Murray River floodplain. Wodonga Creek and Flanagan's Creek are anabranches of the Murray River and carry a proportion of the total flow in the Murray River system under regulated flow and flood conditions. Broad scale inundation of Gateway Island commences in events of approximate 20% AEP and flooding is a significant factor impacting current and future land use.

## 8.2 CONNECTIVITY

Gateway Island is primarily accessed via road, however there are also key pedestrian and cycling connections to and within the island. The connectivity into and throughout the island is outlined below.



Figure 17: Gateway Island Existing Roads and Trails (Spiire 2017)

### 8.2.1 ROAD

- ▶ Hume Freeway
  - Located in the southern portion of the site, off-ramps provide access from the north and south to the Lincoln Causeway and Wodonga's High Street
- ▶ Lincoln Causeway (Old Hume Highway)

- Traverses the site from south-west to north-east and is the key route through the island. The Causeway is a dual carriageway road with double lanes in both directions. The speed limit is 80 km/h
- Two bridges cross Wodonga Creek and various bridges along the Causeway provide vehicular access across the floodplain
- The Causeway is a key route between Wodonga and Albury
- Access to the various parts of the island are via the Lincoln Causeway or its service roads
- A set of traffic signals is located in the northern third of the Causeway which controls the access to the Causeway from the service roads on the east and west
- A Shared Path runs along the western side of the Causeway
- ▶ **Service Roads**
  - Service roads on the east and west of the Lincoln Causeway in the northern portion of the island provide access to the north eastern and north western areas of the island
  - The service road and traffic lights on Lincoln Causeway also control access to the quarry via the traffic lights
- ▶ **Lemke Road**
  - An historical traffic route through the island, Lemke Road provides access from the western service road to the Events Area and accessible lake in the north western portion of the island
  - The first portion of Lemke road is sealed, with the remainder being a gravel surface
  - Lemke Road terminates at the boundary of the quarry
- ▶ **Harris Road**
  - Provides vehicular access from the Causeway to the south eastern portion of Gateway Island. This road provides access to some private property holdings. It traverses below the new railway line, former railway line and also the Hume Freeway
  - Walking paths are accessed from Harris Road
- ▶ **Wright Road**
  - Accessed via Lincoln Causeway (northbound) on the northern side of Wodonga Creek, Wright Road provides access to the Black Duck Reception Centre, pedestrian suspension bridge across Wodonga Creek and also the Stock route which traverses the site in a north – south direction
- ▶ **Stock Route**
  - Provides access to the former Douglas Earthmoving Quarry
  - Road terminates at Flanagan's Creek

## 8.2.2 RAIL

- ▶ The Sydney-Melbourne Railway line cuts through the southern portion of the island in an east – west direction
- ▶ Underpasses provide crossing locations on Lincoln Causeway, Stock Route and Harris Road



- ▶ The former Sydney-Melbourne Railway line also traverses through the island from the south and an underpass is provided on Harris Road

### 8.2.3 WALKING AND CYCLING

- ▶ Shared path connections are key pedestrian routes throughout the island. Shared paths are provided in the following areas:
  - Shared path connection with Albury over Union Bridge across the Murray River
  - Shared path connection beneath Lincoln Causeway south of Union Bridge where the shared path crosses and traverses the length of the Causeway and links with the suspension bridge across Wodonga Creek
  - There is no designated pedestrian or cycle link across the Lincoln Causeway bridges over Wodonga Creek
  - Shared path connection between Union Bridge and Harris Road along the southern bank of the Murray River
- ▶ Walking tracks offer alternative access throughout the island in the following locations:
  - Along the southern bank of the Murray River between Union Bridge and quarry licence area
  - Throughout the Harris Road area connecting Lincoln Causeway and the Murray River

### 8.2.4 CONNECTIONS TO WODONGA AND ALBURY CBD

- ▶ Vehicular connections to Wodonga and Albury are via Lincoln Causeway
- ▶ Pedestrian / cycle connections to Albury are direct via Union Bridge
- ▶ Pedestrian / cycle connections to Wodonga are via the suspension bridge across Wodonga Creek and Belvoir Park/Sumsion Gardens

## 8.3 ENVIRONMENT

A range of environmental values exist across the island.

There are areas of the island which have been significantly degraded by agricultural, extractive and major transport activities. Levels of weed infestation are generally high and there is overall a lack of understorey which limits wildlife potential.

Key values include the waterways and native tree cover. The remnant vegetation provides a significant corridor along and between the Wodonga Creek and Murray River that has benefits for wildlife, water quality and amenity. Certain sections of the river frontage has been recently revegetated which is now well established. As such, the core areas of environmental value are in and around the waterways.

## 8.4 VISUAL AMENITY

The visual amenity of Gateway Island is comprised of views and vistas as follows:

- ▶ Views of Wodonga Creek from the Lincoln Causeway and suspension bridge
- ▶ Vistas across grazing farmland and to the canopies of native vegetation scattered throughout the island and along the Murray River and Wodonga Creek
- ▶ Foreshortened views through areas of wooded bushland
- ▶ Along the Murray River from the adjacent shared paths and Union Bridge

- ▶ Views across the Lakes, which also includes views of the quarry
- ▶ Views across the open green space of the Events Area, including views to Monument Hill, Albury and Lincoln Causeway
- ▶ Foreshortened views created by the earth mounds of the Railway line

## 8.5 AERIAL PHOTOGRAPHS

The following aerial photographs from Google Earth show changes to the island over time, including the presence of receding flood water over the island following the October 2016 floods (Figure 18, Figure 19 and Figure 20) (Google Earth, 2017).



Figure 18: Aerial Photograph of Gateway Island Precinct 2003 (Google Earth, 2017)





Figure 19: Aerial Photograph of Gateway Island Precinct 2016 (Google Earth, 2017)





Figure 20: Aerial Photograph of Gateway Island Precinct 2017 (Google Earth, 2017)

## 8.6 PRECINCTS – ANALYSIS AND OBJECTIVES

For the purposes of the 2018 Master Plan, Gateway Island is informally divided into a number of precincts which are as follows:

- ▶ Precinct 1 – The Village
- ▶ Precinct 2 – Diamond Park
- ▶ Precinct 3 – Events Area
- ▶ Precinct 4 – Active Quarry
- ▶ Precinct 5 – Grazing
- ▶ Precinct 6 – Lincoln Causeway

There is a need for clear and inviting entry and exit transitions to each of the Precincts and the connections between them. There is currently limited infrastructure and place making/urban design outcomes which provide welcoming and legible status to the Gateway Island Precincts.

Significant opportunity exists to consider the attributes of each Precinct and how they align with current and future community needs, cultural experiences, recreation, commerce and access, all of which also respond to the connected and integrated movement corridors through Gateway Island.

The Precincts are outlined on the below image and are described in further detail below in this chapter.



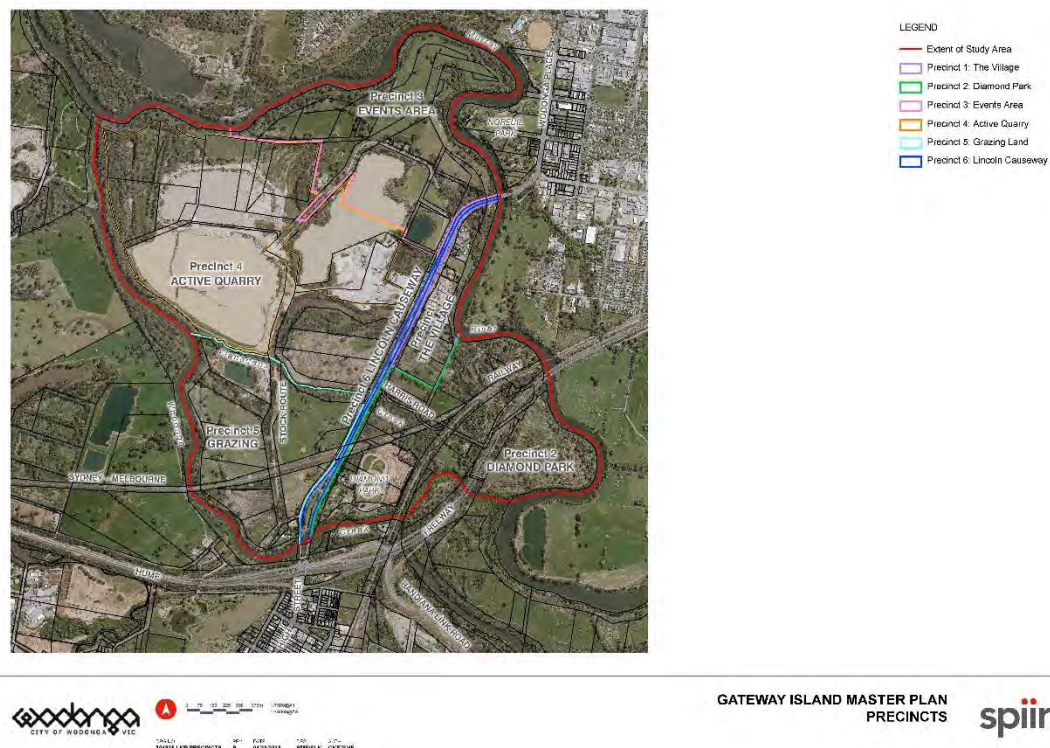


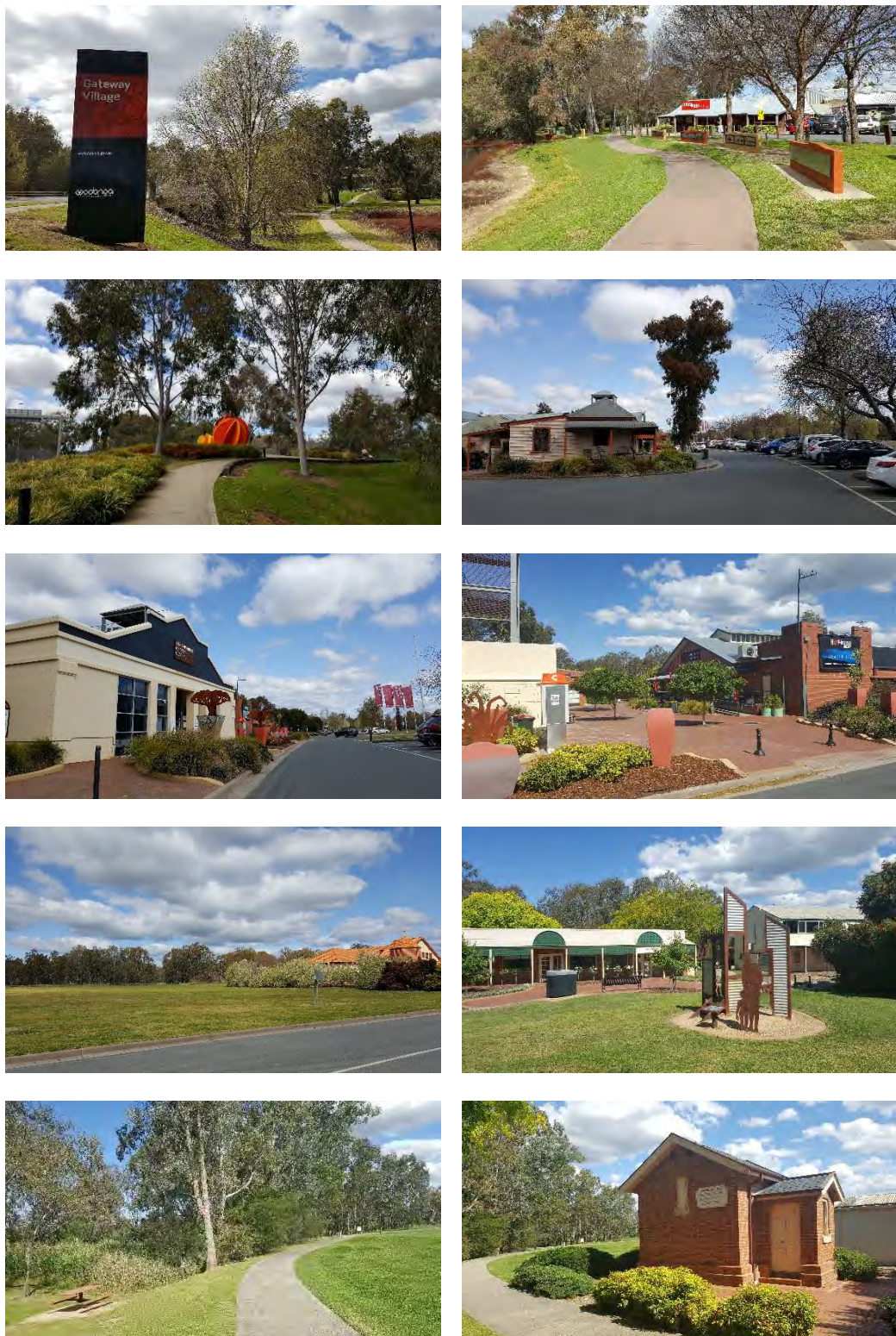
Figure 21: Gateway Island Master Plan Precincts (Spiire 2018)

### 8.6.1 PRECINCT 1 – THE VILLAGE

Key parameters for Precinct 1 are:

- ▶ Considered as the food / arts / culture hub where most visitation and activation occurs. This Precinct includes outdoor market venue, circus site, tavern, privately owned brick/block making yard and outdoor children's entertainment venue
- ▶ Heritage Overlays are present in this Precinct
- ▶ There is opportunity to enhance this Precinct to support commercial growth in a unified way
- ▶ Opportunity for allied educational opportunities within this Precinct and the events Precinct
- ▶ Establish "The Village" as a key support for other activities on the island
- ▶ Capture potential to enhance linkages to Diamond Park Precinct to the south, and across Lincoln Causeway to the Events Precinct
- ▶ The Murray River frontage is an asset to this Precinct with great potential, particularly orienting commercial activity towards the river
- ▶ The Village Precinct is located in the area of lowest flood depth on Gateway Island (within the SUZ1). While still flood exposed Precinct 1 is likely to remain the focus for future development subject to appropriate management of flood risk and flood impact to prevent damage to infrastructure and risk to life

### 8.6.1.1 PRECINCT 1 – THE VILLAGE: EXISTING SCENARIO



Photograph 1: 2018 Photographs of Gateway Island structures



## 8.6.2 PRECINCT 2 – DIAMOND PARK

Key parameters for Precinct 2 are:

- ▶ Predominantly undeveloped land under ownership of the Crown, Diamond Park currently provides a highly regarded dirt bike track and miniature railway system
- ▶ Diamond Park also provides for recreational remote control car courses
- ▶ The railway alignment bisects the land and is to some extent a visual and physical blockage within the Precinct
- ▶ A shared path along the Murray River has potential to be enhanced through connections and legibility / wayfinding
- ▶ Opportunity to utilise the former railway line as a key link between Gateway Island and Wodonga town centre via this Precinct
- ▶ Walking trails and former bush tracks permeate this portion of the island
- ▶ Harris Road is included in this Precinct and there is potential to improve quality of experience along and around Harris Road
- ▶ A former landfill sits on the northern side of Harris Road in land owned by State Government
- ▶ Potential to enhance Wodonga Creek frontage in Diamond Park
- ▶ Significance of Wodonga Creek as a water supply source for Wodonga, including the need to retain the downstream weir to ensure access to water during low flow periods

### 8.6.2.1 PRECINCT 2 – DIAMOND PARK EXISTING SCENARIO



**Photograph 2: 2018 Photographs of Diamond Park**

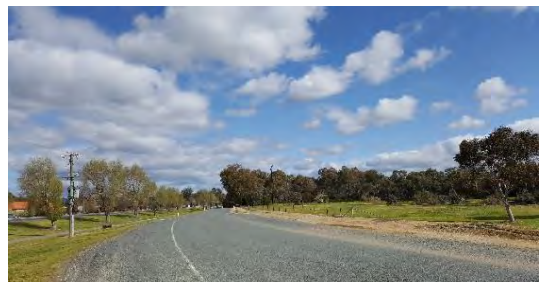
### 8.6.3 PRECINCT 3 – EVENTS AREA

Key parameters for Precinct 3 are:

- ▶ The Events Area Precinct provides for a number of outdoor events, including open air and under cover music concerts and annual events such as Chryslers-on-the-Murray
- ▶ Flexibility of the space to host a variety of events is important
- ▶ There is limited appreciation to the visitor of the connectivity of this Precinct with the Murray River or the adjacent Precincts. Both visual and physical connectivity can be markedly improved
- ▶ There is potential to review the river access within this Precinct which is complementary to the initiatives of Albury City; in relation to its river frontage along this portion of the Murray River
- ▶ Much of this area is Council owned land, with the exception of the strip of land along the southern bank of the Murray which is under the ownership of the Crown
- ▶ An existing Community Garden / Farm is located in the northern portion of this Precinct
- ▶ The interface between the Events Area and the Lake provides seating areas and vistas across the lake. There is significant potential to enhance this area
- ▶ The Lakes area is host to water sports including the annual Dragon Boat Race championships, water skiing and rowing
- ▶ Parklands Albury Wodonga office/depot is within this Precinct on Lemke Road
- ▶ The Lake is also home to a number of user groups including Albury Wodonga Waterski Club, Mitta Mitta Canoe Club, Brave Hearts Dragon Boat Club and Rowing Albury Wodonga. Orienteering Albury Wodonga is also based in the boat sheds adjacent the lake



### 8.6.3.1 PRECINCT 3 – EVENTS AREA EXISTING SCENARIO







**Photograph 3: 2018 Photographs of Events Area**

#### 8.6.4 PRECINCT 4 – ACTIVE QUARRY

Key parameters for Precinct 4 are:

- ▶ The active quarry is operated under licence from DEDJTR - Earth Resources Regulation
- ▶ From a Master Planning perspective there is no short term recommendations as the current active quarry portion of Precinct 4 is privately operated under licence from DEDJTR (Earth Resources Regulation). It is expected that the quarry resource will ultimately be exhausted and this area would be handed back to the Crown (Department of Finance) once the lease expires.



#### 8.6.4.1 PRECINCT 4 – ACTIVE QUARRY EXISTING PHOTOS



**Photograph 4: 2018 Photograph of Active Quarry**

#### 8.6.5 PRECINCT 5 – GRAZING

Key parameters for Precinct 5 are:

- ▶ This area of Gateway Island is generally farmland and largely privately owned
- ▶ The Stock Route gravel road provides vehicular access to the former Douglas Earthmoving Quarry, including an underpass tunnel beneath the railway line
- ▶ The Black Duck Reception Centre is at the southern part of this Precinct facing Wodonga Creek
- ▶ Connections through this Precinct via the shared path and suspension bridge over Wodonga Creek mean that this area is a significant entry to the island
- ▶ There is opportunity to consider connectivity to the Wodonga City Heart utilising existing road reserves



#### 8.6.5.1 PRECINCT 5 – GRAZING EXISTING PHOTOS



**Photograph 5: 2018 Photographs of Grazing Precinct**



#### 8.6.6 PRECINCT 6 – LINCOLN CAUSEWAY

Key parameters for Precinct 6 are:

- ▶ This area of Gateway Island is confined specifically to the Lincoln Causeway road easement
- ▶ This road provides the principal vehicular access between Wodonga and Albury
- ▶ It is located above expected 100 year flood levels and is outside the gazetted flood overlay
- ▶ A series of bridges cross waterways between Wodonga Creek and the Murray River, including Flanagan's Creek
- ▶ Some of the bridges provide pedestrian underpass access beneath the Causeway
- ▶ The Sydney – Melbourne Railway overpass and its associated embankments is at the southern end of the Causeway
- ▶ A cluster of four banner poles sits within the central median on the south side of the Railway overpass
- ▶ An artwork is fixed to the Railway overpass bridge supports
- ▶ The Causeway has an 80km/h speed limit
- ▶ Access to the services roads is provided via slip lanes and one set of traffic signals
- ▶ Views across the grazing land to the west are afforded from the Causeway, while views to the east are dominated by the canopies of eucalyptus trees
- ▶ Existing vegetation along the causeway is a variety of exotic tree species of varying scale including poplar trees (*Populus* sp.), crepe myrtles (*Lagerstroemia* sp.), and false acacia (*Robinia* sp.)
- ▶ The central median includes areas of mulch and coloured concrete paving
- ▶ Tourism signs on the north bound carriageway identify Gateway Village and Fun Park

#### 8.6.6.1 PRECINCT 6 – LINCOLN CAUSEWAY EXISTING PHOTOS



**Photograph 6: 2018 Photographs of Lincoln Causeway**

## 9. PROJECT CONTROL GROUP WORKSHOP

A workshop was held with the City of Wodonga PCG on Monday 20 November 2017.

The Project Team presented to the workshop the preliminary findings as part of Phase 1 of the project.

The outcomes are summarised below.

### 9.1 THE MASTER PLAN DELIVERY

**The Master Plan needs to deliver a pathway to:**

- ▶ Commercial and tourism outcomes (and opportunities)
- ▶ New vision, direction and brand for Gateway Island
- ▶ Making Gateway Island accessible; (navigable, things to do, development)
- ▶ A source of good news stories (things happening, things developing)

**Therefore, it needs to identify:**

- ▶ Links to both Wodonga and Albury
- ▶ Solutions that drive economic activity
- ▶ A blueprint to attract government spending
- ▶ A list of what we can consider developing
- ▶ A pathway to realising opportunities
- ▶ Recognise aboriginal cultural heritage
- ▶ Recognise non-aboriginal heritage
- ▶ Emergency management requirements
- ▶ Ongoing maintenance, (liability) of developments to City of Wodonga
- ▶ An outline of what development could/would look like
- ▶ Innovative sustainable development options
- ▶ Support cultural and recreational activity and engagement
- ▶ Supporting event attraction
- ▶ A source of good news stories (things happening, things developing)

**The Master Plan needs to be:**

- ▶ A usable and effective document
- ▶ Well informed and with broad community acceptance

## 10. COMMUNITY AND STAKEHOLDER ENGAGEMENT

As part of Phase 2 of the Gateway Island Master Plan project, a community and stakeholder engagement process was conducted in February and March 2018.

The engagement process was undertaken in line with an approved *Engagement Plan* (2018 Fishbowl PR Pty Ltd and Twin Prism Consulting Pty Ltd). The purpose of the engagement was to:

- ▶ Promote the existence of the Gateway Island Master Plan Review project to stakeholders and the broader Albury/Wodonga community
- ▶ Seek feedback and ideas from stakeholders and the broader Albury/Wodonga Community
- ▶ Provide opportunity for input to the review process

Maps, documents and other information relevant to the consultations were also provided on the Make Wodonga Yours website at:

<https://www.makewodongayours.com.au/Consultations/Draft-Gateway-Island-masterplan>

The detailed findings from this engagement process are provided in *Gateway Island Masterplan, Phase 2 – Community Engagement, Consultation Report*, (2018 Twin Prism Consulting Pty Ltd [www.twinprism.com.au](http://www.twinprism.com.au)). This report is included as Appendix A.

Further community and stakeholder engagement was completed in Phase 4 of the project, which included Public Exhibition of the Draft #1 of the Plan. Results of the Public Exhibition phase of the project are included in Section 14 of this report.

The engagement process identified a number of common themes as summarised below.

### 10.1 VISION

Attendees at workshops were specifically asked to identify their vision for Gateway Island in the future. Typical responses were as follows:

- ▶ The notional “Heart” of two cities/one community (Centre of the two cities)
- ▶ A recreation and outdoor activities space in between the two cities where people actually don’t realise where one city ends and the other starts
- ▶ An area where natural values are retained and enhanced, where all parts of the community have access, and a diverse range of sustainable uses are possible/recognised
- ▶ A people-friendly Precinct which supports and develops social community interaction and economic activity
- ▶ A vibrant cultural/food/recreational Precinct for all ages, supporting many festivals and events (national and local) that makes Albury-Wodonga different – so very different – to anywhere else in Australia
- ▶ A place that people can come to that brings them in touch with our natural and cultural environment away from the constraints of a society dominated by technology
- ▶ Is a pivot point between communities for recreational, cultural, creative and shared activities

In summary, the feedback from the engagement process was that Gateway Island should be the heart of one combined community, which respects all cultures (indigenous and non-indigenous), showcasing a flawless native Australian environment, and providing a sustainable and vibrant community and economic activity space.



## 10.2 ENVIRONMENT AND NATURE

The landscape and vegetation of Gateway Island is highly valued and the community feedback was that this must form the backdrop of any developments. Enjoyment of nature and doing things by yourself or with friends and family in a natural setting was considered very important by most contributors.

The community would like Gateway Island to provide a variety of sites to enjoy – river bank, forest, wetlands, open space, intimate space, vast space, shady and sunny.

A strong element of the feedback was a preference for the development of a flawless native Australian environment. This included a formal weed eradication and management program and elimination of waste and litter from the island.

## 10.3 THE RIVER

The watercourses around Gateway Island, the Murray River and Wodonga Creek, were seen as areas not fully utilised for people's enjoyment. Enjoying the river by simply viewing it passively, as a backdrop to social and physical activity, or as a place for active recreation such as swimming and paddling, were all seen as underdeveloped.

The community would like improved access to the river including different types of access; visual, physical, manicured, built, public and more remote. There was also a preference for numerous different geographical locations which allow safe access for all river users.

## 10.4 ARTS AND CULTURE

Many of those consulted placed a very high value on the arts and culture hub of the Village and the Events Area; which is considered to add to the cultural offering for the community. Diamond Park, the river and the lakes also have a culture and arts function, particularly when physical activity is seen as part of culture.

Those consulted indicated they would like an increased variety and quality of cultural offering which increased the utilisation of the existing buildings and surrounds. They particularly didn't want closed-looking, poorly maintained facilities.

## 10.5 FLOODPLAIN

It is well-recognised that Gateway Island is a floodplain and subject to flooding (the Causeway itself is however constructed to be above the 1 in 100 year flood event level). It was acknowledged that floods will occur at various times and all development must be appropriate.

Some contributors expressed a desire to have engineering controls for flooding (e.g. levees or dams) to expand future development options, to enhance economic viability whilst maintaining safety.

## 10.6 SOCIAL INTERACTION

People commented on the value of Gateway Island as a place to socialise on many different levels. There was a preference for easily accessible places to socialise. Those consulted also valued a variety of spaces such as: river, forest, lake, manicured, organised, spontaneous, sporting, aquatic, land-based, picnic and BBQ.

A well-developed, well-maintained, signed track and trail network was considered to be high value.

## 10.7 DEVELOPMENT POTENTIAL

Many of the respondents indicated that they thought that Gateway Island is underdeveloped. They believed that the island has large areas of Greenfield land suitable for development and small areas of brownfield land prime for redevelopment. The island is large enough for multiple developments without introducing conflict.

Of course, development in an area which is subject to inundation should be appropriate and with no burden on ratepayers. It should be planned development located in the right places and in line with objectives of the Master Plan: arts and culture, people doing things together, nature, physical activity, etc.

The respondents emphasised that they did not want industrial sites or commercial developments which impact on visual amenity. Nor did they want the development to be held up by private landowners that do not want to participate in the Master Plan.

## 10.8 HISTORY

In general the community and stakeholders felt the history of the island, both Indigenous and Non-indigenous, should be reflected and honoured in as many ways as possible on Gateway Island.

## 10.9 TRANSPORT LINKAGES

The respondents indicated a strong preference for linkages to enable free movement of people by car, bicycle, foot and public transport to and from Gateway Island and Albury and Wodonga.

Lincoln Causeway is recognised as a major transport route across Gateway Island. There is a preference for this to be maintained to provide commuter access between Albury and Wodonga and to allow high volume access to the island. But there was concern that the causeway would be a barrier to movement from one side to the other.

There was also a strong preference for Public Transport access to be enhanced.

It is also widely recognised that the existing bicycle and pedestrian access is already high quality but there was a preference for this to be even further developed to improve linkages.

## 10.10 EDUCATION

Many respondents suggested that Gateway Island is an ideal place to have education and learning as a function; potentially adding value to many of the existing venues and activities. There was as strong preference for learning opportunities to be based on the existing features and culture of the island such as: landscape renewal, revegetation, sustainability, community gardens, indigenous culture, indigenous history, river red gums and environmental flows.

## 10.11 BRAND

It was common for people to speak passionately of Gateway Island as the centre of Albury/Wodonga; not the entrance to one or the other as it has been in the past.

A high proportion of respondents indicated that the island should be the shared/common space for both Albury and Wodonga. The responses bring into question the brand of Gateway Island and whether or not it presents the right image for the island and the objectives of the Master Plan.

There was a strong preference for Gateway Island to be humming with activity and a clear purpose/place in the community and to be known as a destination by all Australians.

## 10.12 GOVERNANCE

Stakeholders and the community strongly supported the concept of the Master Plan but expressed some scepticism for the future and noted that the previous Master Plan had not delivered outcomes.

Numerous respondents suggested that a steering committee of some sort be appointed and supported to pro-actively coordinate activities on the island and to drive compliance and delivery of the Master Plan, and investment into the future.

## 11. TOURISM AND ECONOMIC ASSESSMENT

As part of Phase 3 of the Gateway Island Masterplan Review project, a Tourism and Economic Assessment was undertaken by Urban Enterprise Pty Ltd.

The aim of the report was to:

- ▶ Assess the existing economic strengths, weaknesses and threats of the Precinct
- ▶ Provide a high level assessment of demand and key markets for tourism and commercial uses
- ▶ Assess future land use opportunities related to the commercial and tourism role of Gateway Island

The detailed findings from this assessment process are provided in *Gateway Island Masterplan, Draft Tourism and Economic Assessment*, (2018 Urban Enterprise Pty Ltd [www.urbanenterprise.com.au](http://www.urbanenterprise.com.au)). This report is included as Appendix B.

The findings from the Tourism and Economic Assessment are summarised in this section.

### 11.1 TOURISM AND ECONOMIC CONTEXT

Gateway Island is located within the Murray River Valley and between Albury (NSW) and Wodonga (Victoria). Because of its inherent features and location it falls within the realm of a number of regional tourism strategies as follows:

- ▶ Murray Destination Management Plan, (Update 2018)
- ▶ Victoria's 2020 Tourism Strategy, 2013
- ▶ Victorian Visitor Economy Strategy, July 2016
- ▶ Victoria's Aboriginal Tourism Development Strategy
- ▶ Murray Region Tourism Destination Management Plan
- ▶ Destination Management Plan for Albury 2014 – 2017
- ▶ Wodonga Destination Management Plan 2014 to 2019
- ▶ Albury Creative Economy Strategy, 2017

The recently completed Murray Destination Management Plan (DMP) provides overarching planning for tourism product and experience development. It focuses on eight strategic themes or pillars, all of which align well with the Gateway Island Precinct. Refer Table 1 (Appendix B).

Gateway Island is identified as one of eleven 'Game Changer' projects for the Murray Region as identified in the Murray Destination Management Plan (2018) by Murray Regional Tourism.

Key points from the Tourism and Economic Assessment are as follows:

- ▶ The Murray Region is expected to grow by over 2.5 million visitors by 2030. As the largest urban centre in the region, Albury/Wodonga would be expected to absorb a significant portion of this growth. To realise this growth, strategic investment into tourism experiences and infrastructure is required
- ▶ As a major regional centre, Albury/Wodonga services a large daytrip catchment who are drawn to the cities for a range of purposes (shopping, medical, education, leisure, business). Gateway Island has the potential to deliver activities targeted at this catchment to increase local spending
- ▶ Activity data suggest a low number of visitors engaging with passive activities such as walks, sightseeing, markets, parklands, cycling and picnics. Gateway Island's environmental values and accessibility provides significant potential to develop recreation opportunities to fill this gap
- ▶ Significant population growth for both Albury and Wodonga will drive local demand for recreation and leisure activities. The local demographics are also changing as an influx of new families and younger generations are attracted to the region for new housing opportunities, lifestyle benefits, and employment. This is expected to increase demand for family friendly attractions and activities which could be delivered on Gateway Island
- ▶ Population growth is also expected to increase the number of visitors to the region; providing new market opportunities

#### 11.1.1 KEY FINDINGS

The following key findings were made, in relation to the tourism and economic context of Gateway Island:

- ▶ Gateway Island represents the next major investment focus for the region (following significant investment into the Wodonga CBD and Albury Cultural Precinct). There is significant crossover with the overall goals in liveability and tourism development, and the regional tourism priorities identified in the Murray DMP 2018
- ▶ There is a good mixture of uses and activities on Gateway Island incorporating recreation, arts, food and beverage, educational, and family activities. However, at present the island plays a limited role as a tourism destination, or driver for visitation to the region. There is a need to lift the quality and appeal of the existing offering

#### 11.2 COMMERCIAL DEVELOPMENT OPPORTUNITIES

Table 13 of the report (Appendix B) shows a detailed assessment of the development opportunities that might be suitable for Gateway Island. The primary opportunities fall into the following categories:

- ▶ Accommodation
- ▶ Adventure / theme park
- ▶ Food and farm gate
- ▶ Arts and culture
- ▶ Cycling, sports and adventure
- ▶ Major events
- ▶ Botanical gardens and nursery
- ▶ Quarry operations



### 11.3 RECOMMENDATIONS

A summary of key recommendations for tourism and economic advancement at Gateway Island are summarised in Table 17 of the report (Appendix B).

Key recommendations include:

- ▶ Provision of Holiday Park facilities starting with low cost options and developing the product to include cabins and glamping as an eco-tourism option
- ▶ Adventure park facilities – both land and water based, but not major theme parks
- ▶ Integrated food and farm gate facilities and restaurant options
- ▶ Arts and learning Precincts taking advantage of existing indigenous cultural aspects of the island
- ▶ Expansion of the existing Burraja Indigenous Cultural and Environmental Discovery Centre utilising their current site but also extending their footprint on the riverfront and in to land around the village adding to the cultural significance of Gateway Island. This is in accordance with a governance and planning study completed in 2011
- ▶ Development of a Riverine Native Botanic Gardens and Nursery
- ▶ Development of Major Events Precinct
- ▶ Enhanced cycling and adventure tourism products
- ▶ Quarry operations

## 12. SWOT ANALYSIS

A Strengths, Weaknesses, Opportunities and Issues / Threats (SWOT) assessment was undertaken during the consultation phase as ideas were presented to the project team. Refer to Appendix C.

## 13. DRAFT #1 MASTER PLAN

The 2018 Master Plan included a proposed new (draft) vision for Gateway Island which is:

*Gateway Island is the heart of one combined community, respecting and valuing Indigenous and non-Indigenous cultures, showcasing a native Australian environment, and providing a sustainable and vibrant community and economic activity space.*

*In addition, Gateway Island will develop into a major drawcard, attracting travellers off the Hume Freeway to enjoy a recreational and cultural revival during long journeys.*

In addition to the Draft #1 report, a series of plans, and character and theme images, were prepared which were informed by the background reviews, community and stakeholder consultation and SWOT analysis.

Key possibilities and opportunities proposed in the Draft #1 Master Plan included:

- ▶ Embracing the Murray River environment, including opportunities to interact more with the river
- ▶ Integration of the south bank of the river with Albury's Murray River Experience

- ▶ Further development of the existing Events Area including improved access and amenities such as formal parking
- ▶ Developing economic and tourism opportunities in and around the Village area
- ▶ Improving connectivity across the island by development and enhancement of walking trails
- ▶ Acknowledging the continuing operation of the quarry and working with the operator to improve community amenity around the perimeter
- ▶ Acknowledging the flood prone nature of the island
- ▶ Developing a Riverine Native Botanic Garden and associated Interpretive Centre
- ▶ Development of accommodation options for the island including a formal Holiday Park and informal managed camping
- ▶ Possible relocation of the farmers' market to a site nearer the river
- ▶ Utilising the former railway line to improve connection to Wodonga
- ▶ Creation of a nature reserve or sanctuary
- ▶ Further development of the International Community Garden
- ▶ An adventure park including climbing and water based activities
- ▶ Elimination of all exotic weeds from the island

The Draft #1 Master Plan was put on Public Exhibition during Phase 4 of the Project which is outlined further in Section 14 of this report.

## 14. DRAFT #1 PUBLIC EXHIBITION

As part of Phase 4 of the Gateway Island Master Plan project, a Public Exhibition period was undertaken in July and August 2018.

The purpose of the Public Exhibition period was to obtain feedback on Draft #1 and inform finalisation of the Gateway Island Master Plan.

The engagement activities provided the opportunity for key stakeholders and the broader Albury/Wodonga community to provide feedback on the Draft #1 Master Plan, contribute new ideas and influence the detail of the finalised Gateway Island Master Plan.

The engagement activities and communications to invite participation were undertaken in line with the *Phase 4 Engagement Plan* (July 2018 Fishbowl PR Pty Ltd and Twin Prism Consulting Pty Ltd).

Maps, documents and other information relevant to the consultations were also provided on the Make Wodonga Yours website at:

<https://www.makewodongayours.com.au/Consultations/Draft-Gateway-Island-masterplan>

The detailed findings from this engagement process are provided in *Gateway Island Masterplan, Phase 4 – Community Engagement Report*, (2018 Twin Prism Consulting Pty Ltd [www.twinprism.com.au](http://www.twinprism.com.au)). This report is included as Appendix A.

In summary, the general response to the Draft #1 Master Plan is that it was widely accepted, with the major themes and structure of the plan endorsed. A wide variety of comments for refinement of the detail in many areas of the plan were provided in the context of this general acceptance and support.

## 15. GENERAL MASTER PLAN RECOMMENDATIONS

General Recommendations apply to the entire study area and the recommendations outlined are uniform across each Precinct. While this is the case, more detailed considerations will be required in each Precinct as part of implementation of recommendations.

Further design and approvals will be required for the Recommendations outlined in this Master Plan, including all necessary statutory planning and authority approvals, and cultural heritage investigations. All proposal would also need to demonstrate appropriate response to the flood and fire risk across the Island.

### 15.1 RIVER

#### 15.1.1 RIVER ACCESS POINTS

A variety of river access locations which will provide visual and physical access to the river are identified in three categories as follows:

- ▶ Seating and viewing locations (visual river access)
- ▶ Picnic and swimming locations (visual and physical river access)
- ▶ Launching locations (physical river access)

##### 15.1.1.1 CONSIDERATIONS / ISSUES

While the Master Plan nominates general locations for proposed river access points, the locations will require further detailed investigation to confirm the most appropriate and desirable river access points. Considerations shall include, but not be limited to, the following:

- ▶ Protection of environmental conditions
- ▶ River hydrology (e.g. flow of water, stability of watercourse, inside bends vs outside bends)
- ▶ Risks associated with flood and fire events and the impact on infrastructure
- ▶ River bank height
- ▶ Potential for river bank erosion
- ▶ Existing vegetation (e.g. large river red gums, regenerated areas, existing clearings and exotic species to be removed)
- ▶ Distance between river access points; to ensure logical and methodical frequency of river access points
- ▶ Activity and infrastructure on the northern river bank
- ▶ Authority approvals
- ▶ Reference Melbourne Water's Shared Pathways Guidelines in design and location of River Access Points
- ▶ Installation of emergency markers at key locations to assist visitors in identification of their current location in the event of an emergency; refer <http://parkweb.vic.gov.au/safety/closures/emergency-markers>

### 15.1.1.2 RECOMMENDATIONS

Major recommendations are:

- ▶ Seating and viewing locations:
  - Seating and viewing locations will provide places along the riverside trails for people to rest, enjoy views of the river and absorb the natural environment
  - Provide bench seats and/or informal seating (e.g. sawn logs) which are oriented to capture views and vistas of the river both upstream and downstream, and also distant views to surrounding features (e.g. surrounding hills, existing river crossings, activity on Albury Riverside Precinct)
  - Provide small clearing of mown grass (native grass) or mulch areas to promote a sense of intimate comfort and enable visibility of wildlife at the seating locations (for example snakes)
  - Ensure vegetated river bank to discourage personal river access at seating and viewing locations
  - Seating and viewing locations may be appropriate where the riverbank is generally higher than normal top of river level and physical access is not desired
- ▶ Picnic and swimming locations:
  - Picnic and swimming locations will provide places along the riverside trails for people to spend time, enjoy visual and physical access to the river, and utilise picnic facilities
  - Create riverside picnic areas which will include direct access from trails to manicured / mown grass areas, areas for furniture (e.g. seating and picnic settings on gravel pad) and shade (utilise from surrounding vegetation)
  - Provide a combination of bench seats and picnic settings for people to utilise for rest and meals
  - Provide wayfinding and interpretive signage
  - Consider bicycle racks / poles where people can rest bikes
  - River bank interface treatment may include grassed area to river edge, platform rocks or steps
  - Ensure that picnic and swimming locations are within reasonably accessible proximity to car parking areas (e.g. 150m maximum walk)
- ▶ Launching locations (physical river access):
  - Launching locations will provide places along the river for people to launch canoes / kayaks, access the water for swimming / floating or simply dangle their toes in the water
  - Create launching locations which will include direct access from trails, clearings surfaced with native grass or mulch, seating, wayfinding signage and river side pontoon / river steps
  - Provide canoe racks for resting of canoes / kayaks
  - Provide river side pontoon / steps which provide direct river access into the water allow for change in river levels



### 15.1.2 RIVER CROSSINGS

A selected number of pedestrian/cycling river crossings are identified in three locations between Gateway Island and Albury. The locations are as follows:

- ▶ Precinct 1 – The Village
  - Eastern: aligning with future Abercorn Street, South Albury
- ▶ Precinct 3 – Events Area
  - Central: aligning with proposed Riverside Precinct crossing, Albury
  - Western: aligning with Kremur Street, Albury

#### 15.1.2.1 CONSIDERATIONS / ISSUES

Further detailed investigations will be required to confirm the most suitable designs for pedestrian bridge crossings and their associated facilities. Investigate bridge design to ensure larger water craft will fit beneath and be able to use proposed moorings.

The bridge crossing locations have been selected based on, but not limited to, the following:

- ▶ Connections with road reserves on both NSW and Victorian sides of the Murray River
- ▶ Connections with existing activity areas on Albury side of the Murray (Kremur Street boat ramp and Riverside Precinct) including parking facilities
- ▶ Proximity of trail loop opportunities on both sides of the river that include the river crossings
- ▶ Future trail / connection opportunities to Albury (Abercorn Street road reserve)
- ▶ Existing landscape character values of the Murray River from both sides of the river
- ▶ Future increase in activity of the Village Precinct through identified Master Plan recommendations

#### 15.1.2.2 RECOMMENDATIONS

Major recommendations are:

- ▶ Provide pedestrian bridge connections over the Murray River
- ▶ Create river crossing activity nodes on Gateway Island which include direct trail connections, seating, wayfinding and interpretive signage
- ▶ Ensure pedestrian/cycle river crossings are designed for resilience from flood damage while avoiding impact on the passage of flows
- ▶ Albury Riverside Precinct Bridge Connection (short term):
  - Align pedestrian bridge with Albury's proposed Riverside Precinct and the connections to Albury CBD
  - Partner with AlburyCity to ensure physical and visual cohesion of crossing locations with Murray River Experience proposals
- ▶ Kremur Street Bridge Connection (medium term):
  - Align pedestrian bridge with Kremur Street road reserve and Gateway Island road reserve
  - Ensure integration with existing Kremur Street facilities

- ▶ Abercorn Street Bridge Connection (long term):
  - Align pedestrian bridge with Abercorn Street road reserve
  - Partner with AlburyCity regarding integration and cohesion with proposals for South Albury
  - Ensure river crossing creates connected and unified activity node which integrates with and responds to future development proposals within the Village Precinct

## 15.2 ENVIRONMENT

Key environmental recommendations are:

- ▶ No detrimental impacts on native vegetation, habitat for native species or other biodiversity and environmental values that currently exist
- ▶ Remove invasive environmental weeds from the island with a view to restoring and regenerating vegetation as a demonstration of the natural riverine environment
- ▶ Focus on core areas of environmental value in weed management and revegetation such as waterways or habitat for key species
- ▶ Consider risks associated with bushfire and prioritise the protection of human life
- ▶ Prepare and undertake a staged vegetation and weed management program which ensures all exotic tree species and weed species are removed from the island. Exotic tree species removal shall include removal of (but not limited to) *Gleditsia*, *Populus*, *Ulmus*, *Acer*, *Lagerstroemia*, *Salix* species. Understorey weed management and removal program will include thistle, blackberries and other weeds
- ▶ Promote revegetation / regeneration of open Riverine Grassy Woodland / Riverine Swampy Woodland vegetation in line with Ecological Vegetation Class
- ▶ Partner with private land holders to ensure weed eradication from private land
- ▶ Engage Indigenous community groups in collaborative land management and conservation projects
- ▶ Prioritise use of native and / or indigenous plants in all amenity and landscape planting
- ▶ Capture the potential for Integrated Water Management (IWM) related projects throughout Gateway Island

## 15.3 SOCIAL / ACTIVITY / AMENITY

Key recommendations are outlined below.

### 15.3.1 FURNITURE

A key recommendation is the establishment of a unified and cohesive furniture suite for the island that includes seats, picnic settings, shelters, bollards, signage, rubbish bins and other furniture.

### 15.3.2 WAYFINDING SIGNAGE

Key recommendations are:

- ▶ Undertake a wayfinding signage strategy which includes detailed investigations of Precincts, best practice signage outcomes including locations for signage, graphics and legibility (including best practice for visually impaired). Ensure wayfinding signage is located at regular intervals and/or activity areas and path connections

- ▶ Provide unified suite of wayfinding signage throughout each Precinct. Ensure signage is provided at path intersecting locations
- ▶ Ensure the wayfinding strategy and suite of wayfinding signage consider and include Albury's Murray River Experience to ensure a seamless experience for the community and visitors
- ▶ Consider installation of emergency markers at key locations to assist visitors in identification of their current location in the event of an emergency; refer <http://parkweb.vic.gov.au/safety/closures/emergency-markers>

## 15.4 CONNECTIVITY

### 15.4.1 PEDESTRIAN/CYCLING

Key recommendations are:

- ▶ Provide continuous, connected shared trails throughout the island ensuring direct and logical connections between trails, cycle paths, roads and car parks
- ▶ Provide boardwalks / bridges over depressions in terrain to maximise opportunity for accessibility, ensuring minimal impact on flow characteristics and riparian environment
- ▶ Utilise road reserves where possible for pedestrian access routes, including aligning river crossings with road reserves on both sides of the river
- ▶ Retain existing high value vegetation in the design of trails
- ▶ Ensure pedestrian connections are integrated with consolidated and connected landscape areas which provide direct pedestrian access throughout the island
- ▶ Undertake further design work to confirm layout of shared trails and materials
- ▶ Reference Melbourne Water's Shared Pathways Guidelines

### 15.4.2 VEHICULAR

Key recommendations are:

#### **Sealed Vehicle Access:**

- ▶ Provide bitumen sealed access roads
- ▶ Provide water course / depression crossings in the form of culverts and/or bridges where required, ensuring minimal impact on flow characteristics and riparian environment

#### **Parking Areas:**

- ▶ Informal parking includes road side parking
- ▶ Parking areas may be unsealed or bitumen spray seal surface
- ▶ Designated parking areas adjacent roadways will be of suitable layout and access, including barriers, access and connections
- ▶ Design and implementation of car parks are to demonstrate best practise stormwater management to ensure no contamination of waterways, including Wodonga's water supply

#### **Overflow parking areas:**

- ▶ Designated overflow parking areas for large events will utilise open grassed areas with flat terrain with appropriate access

### 15.4.3 VISUAL

Key recommendations are:

- ▶ Enhance visual appeal and connections throughout the island and Precincts through removal of exotic tree species and weeds
- ▶ Enhance visual connections throughout the island through consideration of best practice landscape design principles that include shared trail routes, vistas near and far, capture existing environmental values (vegetation, surrounding hills, river)

## 15.5 HISTORY / ARTS / CULTURE

### 15.5.1 INTERPRETIVE SIGNAGE

Key recommendations are:

- ▶ Undertake Interpretive Signage Strategy with a view to building upon existing interpretive signage and creation of new signage
  - The Strategy will include detailed investigations, consultation with community groups and interpretation of both indigenous and non-indigenous cultural heritage of the island
  - Ensure interpretive signage addresses both indigenous and non-indigenous cultural heritage
  - Renovate / restore existing relevant and significant interpretive signage
  - The Interpretive Signage Strategy shall consider and outline interpretation, signage and artwork opportunities to be created and implemented throughout Gateway Island based on: cultural heritage landmarks, indigenous stories, habitation, environment, land use and also non-indigenous heritage including history, land use, infrastructure and habitation

### 15.5.2 CULTURAL HERITAGE

- Prepare Cultural Heritage Management Plans as part of any design work, planning applications, development proposals and prior to any on ground works

## 15.6 TOURISM (ECONOMIC)

Key recommendations include:

- ▶ Provision of Holiday Park facilities starting with low cost options and developing the product to include cabins and glamping as an eco-tourism option; proposals will need to be assessed relative to flood and fire risk
- ▶ Adventure park facilities – both land and water based, but not major theme parks; proposals will need to be assessed relative to flood and fire risk
- ▶ Integrated food and farm gate facilities and restaurant options
- ▶ Arts and learning Precincts taking advantage of existing Indigenous cultural aspects of the island
- ▶ Development of a Riverine Native Botanic Gardens and Nursery
- ▶ Upgrade and promote Major Events Precinct
- ▶ Enhanced cycling and adventure tourism products
- ▶ Quarry operations – need to continue to maintain an economic supply of sand and gravel products for the Wodonga region
- ▶ Any development that requires servicing must be connected to sewer and water



## 15.7 MAINTENANCE

Key recommendations include:

- ▶ Prepare and undertake a staged vegetation and weed management program which ensures all exotic tree species and weed species are removed from the island (refer Environment)
- ▶ Partner with community groups to establish an agreed vegetation management and maintenance program for each Precinct, including maintenance of open grassed areas
- ▶ Prepare and implement ongoing trail maintenance regime which includes specific maintenance obligations that includes surfacing, adjacent vegetation and drainage
- ▶ Commit to maintaining buildings and facilities in prime order throughout each Precinct. Partner with landowners, leaseholders and community groups to establish an agreed and ongoing maintenance regime
- ▶ Confirm funding sources to meet ongoing maintenance obligations

## 15.8 GOVERNANCE / COORDINATION

A major recommendation is for a coordinated governance approach to the entire island which is endorsed by Council. This could take the form of a Committee of Management that will drive compliance and delivery of the Master Plan, and lobby for and facilitate investment into the future. This would ensure there is support for pro-active coordination of activities on the island, including communication to all stakeholders and user groups. It would also provide an opportunity to promote complementary events between Precincts.

Governance may require funding to meet ongoing maintenance obligations.

Additionally, a major recommendation is to clarify the responsibilities and boundaries between the Events Area lake and the active quarry in terms of lease area, land ownership and waterway management to mitigate safety and risk aspects.

## 15.9 BRAND

A major recommendation is for the creation of marketable brand (name) for Gateway Island. The brand will present an image of Gateway Island in the form of words and logo that is recognisable and promotes Gateway Island as a key destination in south east Australia. It would ideally capture the cultural and indigenous heritage of the Island.

The branding could be used on marketing material and signage, including the opportunity for tourism signage on the Hume Freeway to draw visitors to the Island.

## 15.10 EDUCATION

A major recommendation is to partner with AlburyCity, Educational Institutions, Community Groups, Authorities, local business and other key stakeholders to establish and promote educational opportunities across Gateway Island.

This would provide the opportunity to utilise the existing venues, features and culture of the island to develop learning opportunities based on:

- ▶ Landscape renewal
- ▶ Revegetation
- ▶ Sustainability
- ▶ Community gardens

- ▶ Indigenous culture
- ▶ Indigenous and non-Indigenous history
- ▶ Community cultural pursuits such as music, theatre, art, cooking
- ▶ River Red Gums
- ▶ Environmental flows

## 16. PRECINCT 1 – THE VILLAGE MASTER PLAN RECOMMENDATIONS

The development of The Village Precinct will include the following key components:

- ▶ Shared trail connections, particularly to The Events Area Precinct and Diamond Park Precinct
- ▶ Improved access to the Murray River frontage through river access points
- ▶ Shared trail connection with Albury through river crossing aligning with future Abercorn Street
- ▶ Expansion of the existing Burraja Indigenous Cultural and Environmental Discovery Centre utilising their current site but also extending their footprint on the riverfront and in to land around the village adding to the cultural significance of Gateway Island. This is in accordance with a governance and planning study completed in 2011
- ▶ Creation of Billabong Swimming hole utilising existing water body
- ▶ Improved pedestrian connections throughout the Village
- ▶ Support for and promotion of Historical, Artistic and Cultural pursuits
- ▶ Development of accommodation in the form of a Holiday Park
- ▶ Support for commercial and economic endeavours
- ▶ Preparation of a Precinct Master Plan in the context of the broader Gateway Island recommendations to confirm:
  - Future development parameters of the Village
  - Ongoing sustainable development
  - Consistency and cohesion of built form and landscape

### 16.1 RIVER

#### 16.1.1 RIVER ACCESS

Key recommendations are:

- ▶ Improved access to the Murray River frontage through river access points connected to shared trails including:
  - Seating and viewing locations (visual river access)

#### 16.1.2 RIVER CROSSING – VILLAGE TO ABERCORN STREET

It is proposed to establish pedestrian / shared trail river crossing at the eastern side of the Precinct, aligning with Abercorn Street road reserve, Albury.

### 16.1.3 BILLABONG SWIMMING

Key recommendations are:

- ▶ Provide a billabong / natural water hole safe swimming area in existing water body (north of The Village) to provide alternative swimming opportunity to the river
- ▶ Maintain water levels in the existing billabong for improved aesthetic, water circulation, health and biodiversity
- ▶ Undertake further exploration to determine viability of the site in relation to hydrology and water quality

## 16.2 ENVIRONMENT

A key environmental recommendation is to prepare a detailed Landscape Master Plan as part of Precinct Master Plan to confirm cohesive, consolidated and unified approach to vegetation (trees, shrubs, understorey and feature planting), hard landscape materials (paving, furniture – bollards, seating, fencing), public art, colours and finishes.

## 16.3 SOCIAL / ACTIVITY / AMENITY

### 16.3.1 PRECINCT MASTER PLAN

Key recommendations are:

- ▶ Prepare a Precinct Master Plan for The Village including a Landscape Master Plan – identifying building layouts, siting, orientation to the streetscape and river, internal pedestrian connectivity, views, connections to other Precincts, entries, Village Heart, picnic and barbecue areas, nature based play space area for children
- ▶ Implement recommendations outlined in the future Precinct Master Plan and Landscape Master Plan to provide a unified, connected and cohesive Village Precinct

## 16.4 CONNECTIVITY

### 16.4.1 PEDESTRIAN/CYCLING

Key recommendations are:

- ▶ Improve connections within Precinct to ensure ease of wayfinding and enhance people's experience and sense of safety. Improve pedestrian connections from southern car parking area to centre of Village
- ▶ Provide shared path connections north – south along eastern side of the Lincoln Causeway service road
- ▶ Improve shared path / trail connections from Village Precinct to river trail / Events Precinct including:
  - Provide shared path connection on the southern river bank beneath Union Bridge, which connects with existing riverside trail
  - Investigate improved pedestrian crossing between Events Area and The Village to improve connectivity and safety
- ▶ Provide underpass connection beneath Lincoln Causeway at the southern end of the service road for additional connection to Lincoln Causeway shared trail
- ▶ Provide shared path connection along eastern side of causeway (north – south), connecting The Village to Harris Road / Diamond Park Precinct

- ▶ Partner with AlburyCity to implement continuation of the Wagirra trail along the Victorian side of the Murray River from Union Bridge to Lake Hume

#### 16.4.2 VEHICULAR

A key recommendation is to review existing car parking arrangements within the Precinct, including the northern end of the Village as part of Precinct Master Plan with a view to improving turn around area and pedestrian areas. Consider shared space adjacent La Maison.

Additionally, consider implementation of designated Recreational Vehicle parking in the short term.

#### 16.4.3 VISUAL

Key recommendations are:

- ▶ Ensure future development addresses both Lincoln Causeway and Murray River interfaces through best practice urban design and landscape architecture principles
- ▶ Enhance visual connections through the Precinct

### 16.5 HISTORY / ARTS / CULTURE

Key recommendations are:

- ▶ Promote celebration and continued development of Indigenous cultural pursuits, and local artists, artisans, musicians and theatre
- ▶ Continued support of significant events held within the Village Precinct
- ▶ Promote and support development of unique retail establishments
- ▶ Promote use of Amphitheatre for small events including receptions, concert recitals, weddings
- ▶ Support and promote cultural development of education, cooking and sustainability
- ▶ Promote ongoing support for and management of recently installed Indigenous food garden
- ▶ Review Farmers Market location with a view to holding it closer to the river and shared trail (Circus site)
- ▶ Support development of alternative food offerings such as takeaway sandwiches / organic food, and pop-up food vans from different cultures
- ▶ Support development of a Community Farm produce store which utilises produce from the Community Garden and surrounding region
- ▶ Retain and promote Eddie Kneebone Walk
- ▶ Partner with local organisations and Indigenous community to create a 'Sculpture by the River' event
- ▶ Provision of Interpretive Signage throughout the Precinct, including:
  - Indigenous heritage
  - Murray River Floodplain
  - Butter Factory HO2
  - Machinery Room HO4
  - Customs House HO5



– Powder Magazine HO6

## 16.6 TOURISM (ECONOMIC)

Key recommendations are:

- ▶ Support development proposals for Holiday Park (non permanent stay) on Council owned land (Circus Site)
- ▶ Acknowledge Holiday Park proposals would be subject to development approval under the Floodway Overlay and Bushfire Planning Policy
- ▶ Establish Village as the key driver and support for other activities across Gateway Island
- ▶ Expansion of the existing Burraja Indigenous Cultural and Environmental Discovery Centre utilising their current site but also extending their footprint on the riverfront and in to land around the village adding to the cultural significance of Gateway Island. This is in accordance with a governance and planning study completed in 2011
- ▶ Promote commercial offerings for tourism
- ▶ Establish and promote Food Co-op, allowing local food and produce to be displayed and sold
- ▶ Support bicycle hire outlet
- ▶ Improve tourism signage to Precinct

## 17. PRECINCT 2 – DIAMOND PARK MASTER PLAN RECOMMENDATIONS

The development of the Diamond Park Precinct will include the following key components:

- ▶ Shared trail along Murray River and Wodonga Creek frontages including connections through the Precinct
- ▶ Improved access to the Murray River and Wodonga Creek frontages through river access points
- ▶ Improved pedestrian connections through a network of shared trails
- ▶ Development of shared trail link utilising former railway line
- ▶ Development of Riverine Native Botanic Garden and Interpretive Centre
- ▶ Development of open green space on the former landfill site, to be known as “The Commons”, for use as a public open space (exercise, dog play, kite flying, etc)
- ▶ Improved vehicle access and parking areas including Harris Road and Diamond Park

### 17.1 RIVER: NORTHERN AREA AND PENINSULA

#### 17.1.1 RIVER ACCESS

Key recommendations are:

- ▶ Improved access to the Murray River frontage through river access points connected to shared trails including:
  - Seating and viewing locations (visual river access)
  - Picnic and swimming locations (visual and physical river access)
  - Launching location (physical river access)

## 17.2 ENVIRONMENT: NORTHERN AREA AND PENINSULA

Key recommendations are:

- ▶ Capture the potential of the existing environmental values of the peninsula which contains significant remnant native vegetation. This area is currently underutilised and flood prone, and is well suited for development of a Riverine Native Botanic Garden as a prime example, but not explicitly limited to, Riverine Grassy Woodland / Riverine Swampy Woodland Ecological Vegetation Class. This would require further detailed Master Planning
- ▶ Development of an open space area, “The Common”, on the former landfill site north of Harris Road
- ▶ Development of pedestrian nature trail on the southern side of Harris Road (between Harris Road and Railway line)

## 17.3 RIVER: DIAMOND PARK

### 17.3.1 RIVER (WODONGA CREEK) ACCESS

Key recommendations are:

- ▶ Improved access to the Wodonga Creek frontage through river access points connected to shared trails including:
  - Seating and viewing locations (visual river access)
  - Picnic and swimming locations (visual and physical river access)
  - Launching locations (physical river access)

## 17.4 ENVIRONMENT

Key recommendations include improving Wodonga Creek interface in line with General Environmental recommendations.

## 17.5 SOCIAL / ACTIVITY / AMENITY: NORTHERN AREA AND PENINSULA

Key recommendations are:

- ▶ Improving visual amenity and safety of the areas of land beneath the freeway and railway underpasses through weed removal to ensure views and vistas. Consider art installations on piers which respond to the stories of the island
- ▶ Developing former landfill site as “The Common” – an accessible public open green space that will provide for kick-about space with picnic facilities including barbecue, shelter, seating and picnic settings

## 17.6 SOCIAL / ACTIVITY / AMENITY: DIAMOND PARK

Key recommendations include encouraging community use through improved environmental values and provision of opportunities for passive and active recreation.

### 17.6.1 PRECINCT MASTER PLAN

Key recommendations are:

- ▶ Prepare a Precinct Master Plan for Diamond Park including a Landscape Master Plan – identifying facility layouts, access, siting, interface with Wodonga Creek, internal

pedestrian connectivity, views, connections to other Precincts, entries, picnic and barbecue areas and car parking

- ▶ Implement recommendations outlined in the future Precinct Master Plan and Landscape Master Plan to provide a unified, connected and cohesive Diamond Park Precinct

## 17.7 CONNECTIVITY: NORTHERN AREA AND PENINSULA

### 17.7.1 PEDESTRIAN/CYCLING

Key recommendations are:

- ▶ Provide shared trail connection via former railway line with connections to:
  - to Wodonga CBD across Wodonga Creek
  - Riverside Trail (at Wodonga Creek)
  - Harris Road
- ▶ Ensure north – south pedestrian connections are provided across the peninsula as part of Botanic Garden development
- ▶ Provide north – south connection in the reserve to the east of the proposed Common (landfill site)
- ▶ Reinstate and maintain Gateway Island Wetland Walk
- ▶ Create pedestrian 'nature trail' south of Harris Road (between Harris Road and Railway line)
- ▶ Provide separated pedestrian access along Harris Road

### 17.7.2 VEHICULAR

Key recommendations are:

- ▶ Upgrade Harris Road with a view to providing improved all weather access to the Diamond Park Precinct, including Botanic Garden and Interpretive Centre
- ▶ Consider removal of former railway line overpass at Harris Road to allow for reasonable large vehicle access. This will also support future development of the Botanic Garden and Interpretive Centre. The cycling access along the existing rail easement would terminate at Harris Road
- ▶ Provide car parking areas to:
  - Harris Road – to access "The Commons"
  - Future interpretive centre and Riverine Native Botanic Garden

### 17.7.3 VISUAL

Key recommendations are:

- ▶ Enhance visual connections through the Precinct
- ▶ Visual connections to proposed Interpretive Centre

## **17.8 CONNECTIVITY: DIAMOND PARK**

### **17.8.1 PEDESTRIAN/CYCLING**

Key recommendations are:

- ▶ Provide shared trail connection via former railway line with connections to:
  - Wodonga CBD across Wodonga Creek
  - Riverside Trail (at Wodonga Creek)
  - Harris Road
- ▶ Improve pedestrian safety and connections throughout Diamond Park ensuring connecting trails and separation of vehicles and pedestrians
- ▶ Promote pedestrian connection to eastern side of Lincoln Causeway via former railway line shared trail between Diamond Park and Harris Road

### **17.8.2 VEHICULAR**

A key vehicle recommendation is to define parking areas within Diamond Park Precinct with a view to separation of pedestrians and vehicles for improved safety.

### **17.8.3 VISUAL**

A Key visual recommendation is to enhance visual connections through the Precinct.

## **17.9 HISTORY / ARTS / CULTURE: NORTHERN AREA AND PENINSULA**

A key recommendation is to promote History, Arts and Culture through:

- ▶ Creation of Riverine Native Botanic Garden
- ▶ Creation of architecturally significant Interpretive Centre
- ▶ Artistic expressions beneath Hume Freeway and Railway line
- ▶ Introduction of interpretive signage

### **17.10 HISTORY / ARTS / CULTURE: DIAMOND PARK**

A key recommendation is to promote History, Arts and Culture through:

- ▶ Continued support of all events held in Diamond Park and encouragement of high profile events
- ▶ Introduction of interpretive signage

### **17.11 TOURISM (ECONOMIC): NORTHERN AREA AND PENINSULA**

A key recommendation is to create a Riverine Native Botanic Garden and Interpretive Centre as a key drawcard for the island. The Riverine Native Botanic Garden will be a celebration of native and indigenous flora in the riverine setting of the Murray River.

The Interpretive Centre will be an iconic and architecturally significant structure, located on Harris Road and visible from the Hume Freeway and Railway line.

The Riverine Native Botanic Garden and the associated Interpretive Centre would be the subject of a separate Master Planning exercise.



## 17.12 TOURISM (ECONOMIC): DIAMOND PARK

A key recommendation is to develop and promote Diamond Park as a local and tourism destination for unique recreational offerings which support the current uses.

## 18. PRECINCT 3 – EVENTS AREA MASTER PLAN RECOMMENDATIONS

The development of the Events Area will include the following key components:

- ▶ Shared trail connection with Albury through river crossing aligning with proposed Riverside Precinct Crossing, Albury
- ▶ Shared trail connection with Albury through river crossing aligning with Kremur Street
- ▶ Development of events camping area
- ▶ Provision of car parking areas – permanent and overflow parking areas
- ▶ Shared trail along river frontage including connections through the Precinct
- ▶ Improved access to the Murray River frontage through river access points
- ▶ Creation of habitat sanctuary for key threatened wildlife
- ▶ Development of open green space as woodland park
- ▶ Maintain and upgrade Lemke Road as the primary access road into the Precinct
- ▶ Road closure of Lemke Road to reduce safety risks of current road extent
- ▶ Support and further development of the Community Garden
- ▶ Retention and enhancement of the existing event space south of Lemke Road, including pedestrian connections and parking areas
- ▶ Development of Adventure Park adjacent the rehabilitated quarry pond
- ▶ Development of Water Park on the rehabilitated quarry pond
- ▶ Development of the Lakes User Group Hub

## 18.1 RIVER

### 18.1.1 RIVER ACCESS

A key recommendation is to improve access to the Murray River frontage through river access points connected to shared trails including:

- ▶ Seating and viewing locations (visual river access)
- ▶ Picnic and swimming locations (visual and physical river access)

### 18.1.2 LAKE ACCESS

A key recommendation is to improve access to the Lake frontage through access points connected to shared trails including:

- ▶ Seating and viewing locations (visual lake access)
- ▶ Increase picnic locations (visual and physical lake access)

### 18.1.3 POND ACCESS

A key recommendation is to improve access to the pond (south eastern side of Events Area) through access points including:

- ▶ Seating and viewing locations (visual pond access)
- ▶ Picnic and swimming location (visual and physical pond access)

### 18.1.4 RIVER CROSSING

Key recommendations are to establish a pedestrian / shared trail river crossings at the following locations:

- ▶ Central: aligning with proposed Riverside Precinct crossing, Albury
- ▶ Western: aligning with Kremur Street, Albury

Investigate bridge design to ensure larger water craft will fit beneath and be able to use proposed moorings.

## 18.2 ENVIRONMENT

Key recommendations are to:

- ▶ Improve environmental values through revegetated areas that augment existing riverbank vegetation and include existing paddock trees
- ▶ Create open woodland park on existing Council owned land to provide flexible space for passive recreation community use
- ▶ Improve pedestrian amenity through planting of shade trees along key pedestrian routes
- ▶ Maintain existing Events Area to allow flexibility of events
- ▶ Create open grassed areas for unstructured recreation
- ▶ Review status of former quarry pond with a view to allowing public access. Undertake measures to improve safety for public access including water quality, obstacles, water access (banks, infrastructure)
- ▶ Support development of habitat for key threatened wildlife in the north western portion of the Precinct in the form of a secured area (e.g. habitat for Grey Headed Flying Fox, Squirrel Gliders, Brush-Tailed Phascogales, Murray Short Neck Turtle). This would be a sanctuary to protect these species from predation
- ▶ Explore a variety of programs and collaborations for habitat (e.g. nest box programs)
- ▶ Continue monitoring water quality of quarry pond and lake

## 18.3 SOCIAL / ACTIVITY / AMENITY

Key recommendations are to:

- ▶ Partner with Parklands Albury Wodonga in continued development of the Community Farm
- ▶ Partner and promote Events Area for ongoing hosting of events
- ▶ Ensure appropriate infrastructure upgrades to support events, including:
  - Improved access for large trucks
  - Surface improvements and drainage
  - Power upgrades including removal of overhead power lines and provision of additional power (northern end of Events Area)

- ▶ Support development of Adventure Park within the portion of land available for this activity on the western side of Service Road
- ▶ Support development of Water Park in the rehabilitated quarry pond adjacent to the Service Road
- ▶ Encourage community use of river side shared trail and associated facilities
- ▶ Encourage community use of open woodland north of the Events Area
- ▶ Develop events camping area west of Lemke Road
- ▶ Prepare events camping area design plans which outline camping sites, open space areas, access, interfaces and vegetation (existing and proposed)
- ▶ Create pedestrian friendly “shared - zone” with low speed limits to encourage active use of the Precinct

## 18.4 CONNECTIVITY

### 18.4.1 PEDESTRIAN/CYCLING

Key recommendations are to:

- ▶ Provide separated pedestrian connections throughout the Precinct, particularly for safely managing crowds attending events (Lemke Road, Former Stock Route, Road Reserves, Service Road)
- ▶ Provide river crossings to Albury
- ▶ Investigate improved pedestrian between Events Area and The Village to improve connectivity and safety
- ▶ Utilise Stock Route road reserve for new north – south pedestrian connection from Lemke Road to Murray River
- ▶ Utilise road reserve running south west from Lemke Road to provide connecting trail between Lemke Road and Murray River and proposed crossing location at Kremur Street
- ▶ Provide lighting to key pedestrian connections for general safety and events

### 18.4.2 VEHICULAR

Key recommendations are to:

- ▶ Maintain Lemke Road as the primary access road into the Precinct and upgrade to cater for high volumes of traffic entering and exiting events
- ▶ Establish permanent car parking areas on Lemke Road with direct access to shared trails and open space areas
- ▶ Develop overflow car parking area in the land parcels north of Lemke Road
- ▶ Develop access road on the Stock Route road reserve north of Lemke Road between Lemke Road and the Community Farm
- ▶ Close Lemke Road south of the Gateway Lakes Clubhouses and provide turnaround bay and parking area north of the lake peninsula. The closing of Lemke Road will reduce potential for unsafe activity in an area of Lemke Road that does not require vehicular access
- ▶ Create access road and parking areas along Stock Route road reserve, north of Lemke Road

- ▶ Provide roundabout at intersection of Lemke Road and Stock Route to signify central location within the Precinct, ensure ease of traffic movement and provide access to parking areas
- ▶ Provide controlled vehicle access to events camping area
- ▶ Consider a sealed road network for use as a “sterile” course (vehicle free) for cycling events such as criterion and triathlon racing
- ▶ Manage unauthorised vehicle access through appropriate closures (e.g. night time)

#### 18.4.3 VISUAL

A key recommendation is to enhance visual connections through the Precinct in line with general recommendations.

#### 18.5 HISTORY / ARTS / CULTURE

A key recommendation is to promote and support Cultural Events throughout the Precinct.

Provide Interpretive Signage throughout the Precinct, including:

- ▶ Crossing Place
- ▶ Indigenous heritage
- ▶ Old Stock Route
- ▶ Indigenous heritage and Wagirra Trail

#### 18.6 TOURISM (ECONOMIC)

Key recommendations are to:

- ▶ Promote tourism and commercial opportunities, particularly through the development of a Major Events Precinct
- ▶ Promote The Lakes as location for sporting events subject to ongoing quarry operations
- ▶ Development of the Lakes User Group Hub – a central location on the lakes for colocation of facilities for Lakes User Groups
- ▶ Provide camping area for events

### 19. PRECINCT 4 – ACTIVE QUARRY MASTER PLAN RECOMMENDATIONS

The development of The Active Quarry Precinct will include the following key components:

- ▶ Riverside shared trail connection, particularly to The Events Precinct and Grazing Precinct
- ▶ Address personal safety requirements at the interface with the quarry, public activity areas and Crown Land Reserve
- ▶ Improved access to the Murray River and Wodonga Creek frontages through river access points
- ▶ Investigate potential for reasonable co-existence of active quarry operations and other activities



From a Master Planning perspective there is no short term recommendations as the current active quarry portion of Precinct 4 is privately operated under licence from DEDJTR (Earth Resources Regulation). It is expected that the quarry resource will ultimately be exhausted and this area would be handed back to the Crown (Department of Finance) once the lease expires.

Earth Resources Regulation would recommend:

- ▶ that reference be made to the life cycle of the quarries, including the prescribed end use contained within the Work Plan pertaining to each active quarry
- ▶ Council must consult the department administering the Mineral Resources (*Sustainable Development*) Act 1990, prior to committing to a planning permit; or future planning scheme amendment within Precinct 4
- ▶ Investigation of appropriate financial contributions to achieve the outcomes identified within Precinct 4

## 19.1 RIVER

### 19.1.1 RIVER ACCESS

A key recommendation is to improve access to the Murray River and Wodonga Creek frontages through river access points connected to shared trails including seating and viewing locations (visual river access) around the perimeter of Precinct 4, nominally within the Crown Land reserve. However there are points around the perimeter where this access would need to encroach on leasehold land occupied by the Quarry Work Authority Holder.

The design and implementation of safe and sustainable river access, shared trails and other public infrastructure would need to be undertaken with formal consultation and discussion with the Work Authority Holder and DEDJTR (Earth Resources Regulation).

### 19.1.2 LAKE ACCESS

A key recommendation is to improve access to the Lake frontage along the western lake edge through access points connected to shared trails and Lemke Road including:

- ▶ Seating and viewing locations (visual lake access)
- ▶ Increase picnic locations (visual and physical lake access)

The design and implementation of safe and sustainable river access, shared trails and other public infrastructure would need to be undertaken with formal consultation and discussion with the Work Authority Holder and DEDJTR (Earth Resources Regulation).

## 19.2 SOCIAL / ACTIVITY / AMENITY

A key recommendation is to improve river access locations along the Murray River and Wodonga Creek.

## 19.3 CONNECTIVITY

### 19.3.1 PEDESTRIAN/CYCLING

Key recommendations include:

- ▶ Provide connecting shared trail within the Crown Land reserve frontage to the Murray River and Wodonga Creek
- ▶ Investigate opportunities for managing safety between quarry and Crown Land Reserve (e.g. fencing and signage)
- ▶ Identify the opportunities and constraints of increased shared trails, appropriate fencing and signage and to seek written agreement on the form and type of Safety Controls from the Work Authority Holder and DEDJTR (Earth Resources Regulation).

### 19.3.2 VEHICULAR

Key recommendations include:

- ▶ Maintain existing access to quarry south of traffic signals on the eastern side of Lincoln Causeway
- ▶ Collaborate with the Work Authority Holder to ensure that the existing access is easily transitioned in a safe, stable and sustainable manner

### 19.3.3 VISUAL

Key recommendations include:

- ▶ Enhance visual connections through the Precinct
- ▶ Work with current Work Authority Holder to enhance visual amenity of entrance gate area
- ▶ Appropriate visual connections should be identified in collaboration with the Work Authority Holder and DEDJTR (Earth Resources Regulation)

## 19.4 HISTORY / ARTS / CULTURE

Potential to utilise black red gum for artistic and cultural pursuits which may be integrated with economic and tourism opportunities at The Village.

## 19.5 TOURISM (ECONOMIC)

Key recommendations include:

- ▶ Further investigate the regional economic value provided by the quarry operation as a long term provider of raw materials for the region
- ▶ Support modified quarrying operations which promote clean and quiet active operations which reasonably coexist with other activities on the island

The current regulating authority (DEDJTR – Earth Resources Regulation) is supportive of promoting and facilitating long term sustainable goals including providing for mutually agreed user benefit beyond the operation of the quarry.

## 20. PRECINCT 5 – GRAZING PRECINCT MASTER PLAN RECOMMENDATIONS

The development of The Grazing Precinct will include the following key components:

- ▶ Riverside shared trail connection, particularly to The Quarry Precinct and Lincoln Causeway Precinct
- ▶ Address personal safety requirements at the interface with the quarry/private land and Crown Land Reserve
- ▶ Improved access to the Wodonga Creek frontage through river access points

### 20.1 RIVER

#### 20.1.1 RIVER ACCESS

Key recommendations include:

- ▶ Improved access to the Wodonga Creek frontage through river access points connected to shared trails including:
  - Seating and viewing locations (visual river access)
  - Picnic and swimming locations (visual and physical river access)
- ▶ Work with private landholders to address access through pinch points where the river bank closely aligns with private property boundaries

### 20.2 SOCIAL / ACTIVITY / AMENITY

A key recommendation is to enhance social activity and amenity through river access locations and connectivity.

### 20.3 CONNECTIVITY

#### 20.3.1 PEDESTRIAN/CYCLING

Key recommendations are to:

- ▶ Provide connecting shared trail within the Crown Land reserve frontage to Wodonga Creek
- ▶ Investigate opportunities for managing safety between quarry/private land and Crown Land Reserve (e.g. fencing and signage)
- ▶ Review safety of Lincoln Causeway Trail crossing at Wright Road with a view to provide clear separation of pedestrians and vehicles, and crossing points

#### 20.3.2 VEHICULAR

A key recommendations are to

- ▶ Upgrade Wright Road to be a sealed road
- ▶ Improve vehicle management in Wright Road at Wodonga Creek through provision of car parking area

### 20.3.3 VISUAL

Key recommendations are to:

- ▶ Enhance visual connections through the Precinct including visual access to Wodonga Creek
- ▶ Investigate opportunity to utilise the railway embankment for a significant artwork

### 20.4 HISTORY / ARTS / CULTURE

It is recommended to provide Interpretive Signage throughout the Precinct, including:

- ▶ Old Stock Route Bridge
- ▶ Indigenous heritage
- ▶ Grazing History

### 20.5 TOURISM (ECONOMIC)

- ▶ Support proposals from Private land holders to undertake sustainable farming practices

## 21. PRECINCT 6 – LINCOLN CAUSEWAY MASTER PLAN RECOMMENDATIONS

The development of the Lincoln Causeway Precinct will include the following key components:

- ▶ Restoration of environmental values including exotic tree species removal
- ▶ Improved pedestrian amenity in the form of connecting trails and wayfinding signage
- ▶ Improved tourism signage including signage to each Precinct

### 21.1 ENVIRONMENT

Key recommendations are:

- ▶ Restore and regenerate indigenous vegetation within the Precinct to achieve high quality example of Riverine Grassy Woodland environmental values. Prepare a Street Tree Master Plan and tree management plan that addresses the following:
  - A staged approach to removal of all exotic and invasive environmental weed vegetation
  - Revegetation program with indigenous species
  - Proposals for tree planting of River Red Gums on the lower verges of the Lincoln Causeway
  - Proposals for native tree species planted in the centre median and/or low native grasses only

### 21.2 SOCIAL / ACTIVITY / AMENITY

A key recommendation is to improve social, activity and amenity outcomes through development of connectivity, environment and economic / tourism recommendations.



## 21.3 CONNECTIVITY

### 21.3.1 PEDESTRIAN/CYCLING

Key recommendations are:

- ▶ Provide north – south shared trail connection on eastern side of Lincoln Causeway which connects with Harris Road, Diamond Park and The Village
- ▶ Improve visual and safety appeal of shared trail underpasses through artistic and landscape embellishments
- ▶ Improve pedestrian safety at traffic signals
- ▶ Provide safe and direct crossing point across Causeway from The Village to Events Precinct through controlled crossing
- ▶ Investigate opportunity for commuter cycle paths on Wodonga Creek Bridge. This would include conversion of an existing footpath on the southbound bridge and potential extension of the northbound bridge

### 21.3.2 VEHICULAR

Key recommendations are:

- ▶ Maintain existing access to quarry south of traffic signals on the eastern side of Lincoln Causeway
- ▶ Improve vehicular entrances to each Precinct through signage, visibility into Precinct and separation of pedestrian and vehicles
- ▶ Review bus access and event traffic management on a regular basis to ensure ease of access to each Precinct and overflow parking areas
- ▶ Investigate opportunity for access into Wright Road from the southbound carriageway

### 21.3.3 VISUAL

The key recommendations are:

- ▶ Enhance visual connections from the Causeway into the adjacent Precinct areas through removal of exotic trees and weeds to achieve Riverine Grassy Woodland character
- ▶ Provide planted median to soften appearance of road (\*refer Environment for vegetation)
- ▶ Improve visual appeal of landscape treatment to railway embankment on both north and south sides of railway line to create a visually aesthetic and easily maintainable outcome. Ensure the landscape treatment is in line with the island's character, themes and indigenous vegetation classes
- ▶ Ensure new signage, artworks and/or landscape treatments which can be easily absorbed by people in vehicles travelling along the Causeway
- ▶ Partner with VicRoads in relation to landscape treatments and outcomes

## 21.4 HISTORY / ARTS / CULTURE

Key recommendations are:

- ▶ Promote cultural and historical features of the island through tourism signage on the Causeway including:
  - Halfway Hotel location

- Fruit Fly Checkpoint
- Customs House
- Mervyn George ‘Merv’ Lincoln
- History of quarrying
- ▶ Prepare public art strategy for Gateway Island which:
  - Ensures any public art on Lincoln Causeway is appropriate in scale, form, materials and message / meaning. Any artwork shall respond to the island’s character, themes and values
  - Ensures any public art can be easily absorbed from vehicles traversing the Causeway
  - Investigates the potential for new public artwork / entry statement at the southern end of the island
  - Investigates the potential to visually or artistically enhance railway overpass in line with the island’s character, themes and values
  - Investigates opportunities to relocate the existing artwork beneath the railway overpass to a location where it may be more greatly appreciated
  - Ensure ongoing maintenance of ‘Porta’ artwork

## 21.5 TOURISM (ECONOMIC)

Key recommendations are to:

- ▶ Improve signage on the Causeway to promote the whole island
- ▶ Emphasise and highlight the Wodonga Creek Crossing at Lincoln Causeway bridges through improved signage on both north and south approaches
- ▶ Emphasise and highlight the Murray River crossing at Union Bridge through improved signage on both north and south approaches to the River
- ▶ Reconsider value of banner poles in central median to reduce visual clutter

## 22. CONCLUSION

The completion of this 2018 Gateway Island Master Plan marks an important point in the Master Plan project.

Gateway Island has previously been the subject of two other Master Planning projects; one in 1997 and another in 2002. Each of these previous Master Plans have been reviewed as part of this current project.

Prior to development of the first draft of the 2018 Master Plan, significant community and stakeholder consultation was undertaken to understand the sentiment of the community in relation to Gateway Island and to identify key themes which should be included in the 2018 Master Plan.

The scope of this Master Plan project includes a review of Gateway Island in the context of the applicable Planning Scheme (Section 5) and specialist desktop studies in the areas of Cultural Heritage (Section 6) and Tourism/Economic opportunities (Section 7 and Appendix B).

The findings from each Phase of this project leading up to and including the Consultation Phase informed a Strengths, Weaknesses, Opportunities and Threats (SWOT) analysis for Gateway Island (Appendix C). Each of the opportunities identified in this process informed the development of the 2018 Master Plan.

The 2018 Master Plan has been the subject of a Public Exhibition phase and the community has had a good opportunity to review the Draft 2018 Master Plan online and in person, including attending Open House events, stakeholder workshops or commenting via social media using the hashtag #MyGatewayIsland. The Public Exhibition feedback was collated and presented in a report which is included as Appendix D.

In summary, the public response to the Draft #1 Master Plan was that it was widely accepted, with the major themes and structure of the plan endorsed. A wide variety of comments for refinement of the detail in many areas of the plan were provided in the context of this general acceptance and support.

These results were also presented to Council for further discussion and consideration and approved amendments generated by the feedback were included in subsequent drafts of the Master Plan.

This 2018 Gateway Island Master Plan Report and Plans covers a series of overarching recommendations applicable to all Precincts within the island, followed by a series of specific recommendations for each Precinct. The recommendations are outlined in the following themes:

- ▶ River
- ▶ Environment
- ▶ Social / Activity / Amenity
- ▶ Connectivity
- ▶ History / Arts / Culture
- ▶ Tourism (Economic)
- ▶ Maintenance
- ▶ Governance / Coordination
- ▶ Education

The 2018 Gateway Island Master Plan can be used by Council to inform decision making relating to ultimate implementation of Plan.

## 23. REFERENCES

**Albury City & City of Wodonga, 2017.** *Two Cities One Community Draft Community Strategic Plan 2017-2021.*

**Andrews, A. 1988.** *The History of Albury: 1824-1895.* Renwick Pride: Albury.

**Barwick, D.E. 1984.** 'Mapping the Past: an Atlas of Victorian Clans 1835-1904. Part 1.' *Aboriginal History:* 1-2.

**Bell, J. 2000.** *Archaeological Survey of Pretty Valley, Alpine National Park.* Report for Parks Victoria. TerraCulture Pty. Ltd.

**Bell, J. 2001.** *An Heritage Study of the Proposed Albury Wodonga External Bypass Route, NSW and Victoria. Report for RTA NSW and VicRoads.* TerraCulture: Melbourne.

**Bell, J. 2004.** *Archaeological and Heritage Assessment, South West Bandiana.* Report for GHD Pty. Ltd. Heritage Insight: Melbourne.

**Brown, O. 2009.** *Proposed Sand and Gravel Quarry, Carrolls lane, Wodonga: Aboriginal Cultural Heritage Management Plan (Discontinued),* Draft report for C & K Cartwright Pty. Ltd. OBCA.

**CBA 1866-1869.** *Reports of the Central Board for the Protection of Aborigines.* Government Printer: Melbourne.

**City of Wodonga, 2014.** *Economic Development Strategy 2014 to 2019,*

**City of Wodonga, 2015.** *Public Art Strategy and Masterplan 2015 to 2020,*

**City of Wodonga, 2017.** *Wodonga Planning Scheme,*  
[http://planningschemes.dpcd.vic.gov.au/schemes/combined-ordinances/Wodonga\\_PS\\_Ordinance.pdf](http://planningschemes.dpcd.vic.gov.au/schemes/combined-ordinances/Wodonga_PS_Ordinance.pdf).

**Clark, I.D. 1990.** 'Aboriginal Languages and Clans: An historical atlas of Western and Central Victoria, 1800-1900'. Monash Publications in Geography, no. 37.

**Clark, I.D. 1997.** *Land Conservation Council Box-Ironbark Forests and Woodlands Special Investigation. Chapter 2: Aboriginal Associations.* LCC: Melbourne.

**Cochrane, G.W., Quick, G.W. & Spencer-Jones, D. 1995.** *Introducing Victorian Geology.* Geological Society of Australia (Victorian Division).

**Coomes Consulting Pty Ltd, 2002.** *Gateway Island Masterplan Review* for City of Wodonga, August 2002.

**Coutts, P.J.F. 1981.** *Readings in Victorian Prehistory. Volume 2: The Victorian Aboriginals 1800-1860.* Victoria Archaeological Survey. Ministry for Conservation: Melbourne.

**Curr, E.M. 1886.** *The Australian Race: its Origin, Languages, Customs, Places of Landing in Australia, and the Routes by which it spread itself over that continent.* Victorian Government Printer: Melbourne.

**Debney, T. & Tulloch, J. 2001.** *Wodonga Rail Bypass - Archaeology and Cultural Assessment.* Report for GHD. Biosis Research.



- Dunlop, A. 1976.** *Wodonga Over River and Plain*. Wodonga.
- Dunn, M. & Wall, D. 2014.** *West Gateway Island Walking Track*. CHMP 13011. Report for Parklands Albury Wodonga.
- Fishbowl PR Pty Ltd and Twin Prism Consulting Pty Ltd, 2018.** *Gateway Island Masterplan Review - Engagement Plan Version 1*, January 2018.
- Grinter, B., Edwards, A., & Bell, J. 2013.** *Proposed Pedestrian / Cycle Path Bridge over Wodonga Creek, Stock Route, Gateway Island*. CHMP 12428. Report for City of Wodonga. Jo Bell Heritage Services: Euroa.
- GTA Consultants, 2015.** *Wodonga Integrated Transport Strategy 2015*.
- Hospitality and Leisure Enterprises Pty Ltd 1997a.** *Gateway Island development and implementation plan Volume 2 Interpretive Plan*, December 1997.
- Hospitality and Leisure Enterprises Pty Ltd 1997b.** *Gateway Island development and implementation plan Volume 3 Business Plan*, December 1997.
- Howitt, A. W. 1904 (1996).** *The Native Tribes of South-East Australia*. Aboriginal Studies Press: Canberra.
- Hughes, P. 1978.** *An Archaeological Survey of the route for the Jindera to Dederang Transmission Line*. Report to the State Electricity Commission of Victoria.
- Jo Bell Heritage Services Pty. Ltd, 2018.** *Gateway Island Masterplan Project Existing Conditions Report*, Author Jo Bell, 12 January, 2018.
- Jones, H. 1991.** *Albury Heritage*. VIP Printing: Melbourne.
- Kelly, T. 2002.** *Archaeological Survey Report for a Proposed Quarry Extension, Gateway Island, Wodonga, Victoria*. Report for CSR ReadyMix Ltd.
- Land Conservation Council 1974.** *Report on the North-East Area Districts 3, 4 & 5*. Land Conservation Council: Melbourne.
- Long, A., O'Reilly, S. & Williamson, C. 2010.** *Wodonga Rail Bypass Project Results of Salvage Excavation Program and the Management of Additional Finds as per Aboriginal Cultural Heritage Management Plan 10436*. Report to the Dept. of Transport. Andrew Long & Associates.
- Matthews, L., Ford, A., Fiddian, J. & Griffin, D. 2005.** *Cultural Heritage Survey of the Proposed North-South Corridor, Melbourne-Albury Passing Lane Project*. Report to SKM. Biosis Research.
- McBryde, I. 1984.** 'Kulin greenstone quarries: the social contexts of production and distribution for the Mt William site' *World Archaeology* 16:267-285.
- Newby, J. 2000.** *Hume Freeway – Albury Wodonga Section & Bandiana Link Archaeology and Heritage Study*. Report to VicRoads. Strata Archaeology.
- O'Reilly, S., Long, A., Page, K. & De Lange, J. 2008.** *Wodonga Rail Bypass Project, Wodonga*. CHMP 10436. Report for Dept of Transport. Andrew Long & Associates.

**Pardoe, C. 1988a.** *'The Cemetery as Symbol. The distribution of prehistoric Aboriginal burial grounds in south eastern Australia.'* Archaeology in Oceania 23:1-16.

**Pardoe, C. 1988b.** *Prehistoric Aboriginal Cemeteries of the River Murray.* A report on the study of Burial locations in South-east Australia. AIAS: Canberra.

**Raff, 2007** Porta Sculpture, Gateway Island, <http://www.kenraffvisualartist.com/public-art-commissions/>

**Spreadborough, R. & Anderson, H. 1983.** *Victorian Squatters.* Red Rooster Press: Ascot Vale.

**Thompson, C. 1996.** *An Archaeological Survey of North East Victoria.* C. Bird (ed). Aboriginal Affairs Victoria: Melbourne.

**Tindale, N.B. 1974.** *Aboriginal Tribes of Australia: Their Terrain, Environmental Controls, Distribution, Limits and Proper Names.* University of California Press: Berkeley.

**Twin Prism Consulting Pty Ltd, 2018.** *Gateway Island Masterplan, Phase 2 – Community Engagement, Consultation Report,* March 2018.

**Upcher, C. & Smith, C. 1994.** *Archaeological Survey of the Proposed Albury-Wodonga bypass Routes, NSW and Victoria.* Report for Gutteridge Haskins & Davey Pty. Ltd.

**Urban Enterprises Pty Ltd, 2017.** *Gateway Island Masterplan, Preliminary Economics and Tourism Considerations,* November, 2017.

**Urban Enterprise Pty Ltd, 2018.** *Gateway Island Masterplan, Draft Tourism and Economic Assessment Report,* April 2018.

**Webb, S. 1984.** *'Intensification, population and social change in south-eastern Australia: the skeletal evidence.'* Aboriginal History 8:154-172.

**Wesson, S. 2000.** *An Historical Atlas of the Aborigines of Eastern Victoria and Far Southeastern New South Wales.* Monash School of Geography and Environmental Science: Melbourne.

**Zobel, D. 1984.** *A Report to the Land Conservation Council: Aboriginal Occupation of the North East Study Area, Districts 1, 2 & 4.* Land Conservation Council: Melbourne.

**Zola, N. & Gott, B. 1992.** *Koorie Plants, Koorie People.* Koorie Heritage Trust: Melbourne.

#### **Legislation – Victorian:**

- ▶ *Aboriginal Heritage Act 2006,* Victorian Government
- ▶ *Aboriginal Heritage Regulations 2007,* Victorian Government
- ▶ *Heritage Act 1995,* Victorian Government
- ▶ *Heritage (General) Regulations 2005,* Victorian Government

#### Websites:

- ▶ Department of Economic Development, Jobs, Transport & Resources (DEDJTR) 2017 *GeoVic*, State Government of Victoria. Retrieved from [http://er-info.dpi.vic.gov.au/sd\\_weave/registered.htm](http://er-info.dpi.vic.gov.au/sd_weave/registered.htm).

#### Historical Plans – State Library Victoria

<https://www.slv.vic.gov.au/search-discover/explore-collections-format/maps>

- ▶ 1859 Belvoir Parish Plan
- ▶ 1865 Belvoir Parish Plan
- ▶ 1895 Wodonga Township Plan

#### Aerial Imagery – Landata Online <https://www.landata.vic.gov.au/>:

- ▶ 1962 Aerial – Photo 11 Run 2 Wodonga Bypass Project
- ▶ 1967 Aerial - Photo 110 Run 3 Bonegilla Project
- ▶ 1969 Aerial - Photo 35 Run 2 Wodonga Base Maps Project

#### Vegetation Information:

- ▶ Department of Sustainability and Environment 2004. [https://www.environment.vic.gov.au/\\_data/assets/pdf\\_file/0023/51809/VQAM-V1\\_3-Chapters-1-11.pdf](https://www.environment.vic.gov.au/_data/assets/pdf_file/0023/51809/VQAM-V1_3-Chapters-1-11.pdf)
- ▶ EVC/Bioregion Benchmark for Vegetation Quality Assessment – Northern Inland Slopes Bioregion [http://www.dse.vic.gov.au/\\_data/assets/pdf\\_file/0009/241947/NIS\\_EVCs\\_combined.pdf](http://www.dse.vic.gov.au/_data/assets/pdf_file/0009/241947/NIS_EVCs_combined.pdf)

#### Mapping:

- ▶ ESRI ARCGIS 2017: 10.3.1. <http://desktop.arcgis.com/en/arcmap/>
- ▶ DEDJTR 2017: Spatial Datamart. <https://services.land.vic.gov.au/SpatialDatamart/>
- ▶ City of Wodonga <http://www.wodonga.vic.gov.au/>

## APPENDIX A – COMMUNITY CONSULTATION FINDINGS

## APPENDIX B – TOURISM AND ECONOMIC ASSESSMENT



## APPENDIX C – SWOT ANALYSIS

## APPENDIX D – PUBLIC EXHIBITION RESULTS

## APPENDIX E – OVERALL PLANS

## APPENDIX F – PRECINCT PLANS

## APPENDIX G – CHARACTER AND THEME IMAGES