

21.04 HOUSING AND SETTLEMENT

19/05/2016
C5

This Clause for French Island provides local content to support Clause 11 (Settlement) and Clause 16 (Housing) of the State Planning Policy Framework.

21.04-1 Residential development

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Overview

French Island has maintained a relatively stable permanent population since 1975.

There are two restructure areas on French Island — Tankerton Estate, located in the Island’s south-west, and Bullock and Decoy Swamp, in the Island’s northwest. Dwellings are clustered in the restructure areas and dispersed across the remaining rural areas.

French Island has no reticulated services or facilities, which restricts further residential development opportunities.

Key issues

- Managing the stable permanent and part-time population.
- Recognising the Island’s isolation, access and infrastructure constraints, and the restrictions in the restructure areas of Tankerton Estate and Bullock and Decoy Swamp, limit future housing and settlement opportunities.
- Acknowledging that the Island’s isolation contributes to the unique and valued Island lifestyle.

Objective 1 To manage the limited opportunities for new residential development, recognising the Island’s relative isolation, existing settlement pattern and infrastructure constraints.

Strategy 1.1 Ensure residential development is compatible with the environmental capabilities of the land.

Strategy 1.2 Support residential development in areas outside the Restructure Overlay only in accordance with the environmental and infrastructure capabilities of the site and surrounding land.

Strategy 1.3 Support residential development in the Tankerton Estate and the Bullock and Decoy Swamp only in accordance with the Restructure Overlay for these areas.

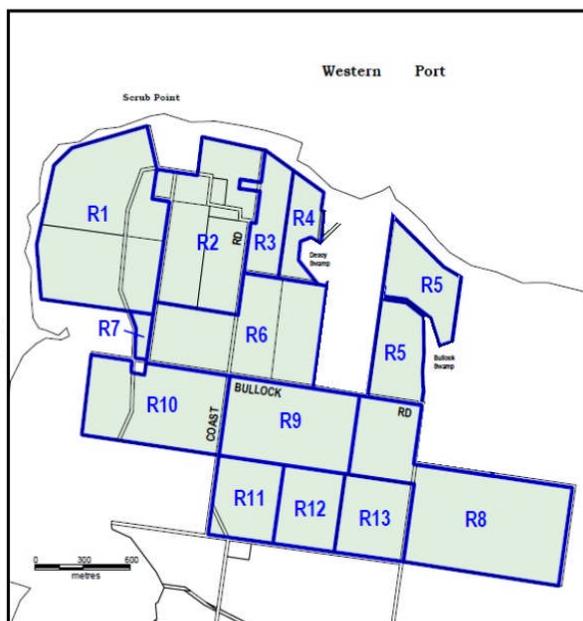
- The Tankerton Restructure plan allows for 19 dwellings on restructured lots and in accordance with the environment and land capabilities including infrastructure constraints.
- The Bullock and Decoy Swamp Restructure plan allows for 13 dwellings on restructured lots in accordance with the environment and land capabilities, including infrastructure constraints.

Strategy 1.4 Discourage residential development that would result in a significant increase in access and movement around the Island beyond current capabilities.

TANKERTON ESTATES



**BULLOCK AND DECOY SWAMP RESTRUCTURE PLAN
MAY 2015**



21.04-2

Implementation

20/01/2011
C2

These strategies will be implemented by:

Policy and exercise of discretion

- Non-reflective materials and the application of muted colour tones should be used.
- Buildings should be painted or coloured within 12 months of being completed.
- Buildings and works should be single storey and not exceed a height of 5 metres from ground level.
- Building site should be at least 40 metres from a road and 200 metres from land in a Public Conservation and Resource Zone.
- New buildings should integrate environmentally sustainable design features at the concept design stage.

Zones and overlays

Specific application of zones and overlays to achieve the strategic objectives includes:

- Apply the Farming Zone on freehold rural land to allow for the continuation and diversification of rural pursuits.
- Apply the Rural Activity Zone to sites currently operating as a tourist facility to reflect existing uses and to ensure that locations identified for tourist use are managed effectively.

- Apply the Rural Conservation Zone on land identified for its zoological or botanical significance and coastal areas ensures that land use and development in these sensitive areas is in accordance with the environmental values of the land.
- Apply the Environmental Significance Overlay on areas identified for their significance or conservation values, including sites of botanical and zoological significance, the coastal environs (affected by Ramsar, JAMBA and CAMBA) and areas of wetlands and waterways to protect and conserve these highly valued areas.
- Apply the Significant Landscape Overlay to the freehold land on the Island supporting the National Trust's classification of the Island's significant landscape and ensuring that development does not detract from these classified values.
- Apply the Restructure Overlay to the old and inappropriate subdivision of the Tankerton Estate and the Bullock and Decoy Swamp area to ensure development occurs in accordance with the land's capability.
- Apply the Wildfire Management Overlay to the whole of the Island to ensure areas are appropriately managed where the intensity of wildfire is significant and likely to pose a threat to life and property.
- Apply the Heritage Overlay on areas of identified heritage significance for the protection and management of sites which contribute to the historic values of French Island.

Reference documents

Melbourne Area, District 2 Review: Descriptive Report (Land Conservation Council, Victoria 1991)

Melbourne Area, District 2 Review: Final Recommendations (Land Conservation Council, Victoria 1994)

National Strategy for the Conservation of Australia's Biological Diversity (Department of the Environment, Sport and Territories 1996)

National Strategy for Ecologically Sustainable Development (Ecologically Sustainable Development Steering Committee 1992)