

**21.02**

09/05/2019  
C006Pt1fisi

**HOUSING AND SETTLEMENT**

**21.02-1**

**Settlement overview**

The pattern of settlement is dispersed across French Island due to the nature of holdings, however dwellings are mostly located on the western side of the Island.

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

**Key issues**

- Recognising the Island’s isolation, rural nature, 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.

**21.02-2**

**Objective**

To ensure the dispersed, rural settlement pattern on French Island is maintained.

**21.02-3**

**Strategies**

1. Support residential development in areas outside the Restructure Overlay only in accordance with the environmental and infrastructure capabilities of the site and surrounding land.
2. Discourage residential development that would result in a cluster of dwellings in areas outside the Restructure Overlay, to maintain and enhance the rural landscape character.
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.

**21.02-4**

**Residential development overview**

French Island has maintained a relatively stable permanent population since 1975. Dwellings on French Island are predominantly located on the western side of the Island, and there are approximately 50 permanent dwellings and up to 110 structures housing people across the Island. French Island has no reticulated services or facilities and the whole of the Island is in a rural zone, which restricts residential development opportunities.

**Key issues**

- Managing the stable permanent and part-time population.
- Acknowledging that the Island’s isolation and lack of infrastructure contributes to the unique and valued Island lifestyle and limits residential development opportunities.

**21.02-5**

**Objective**

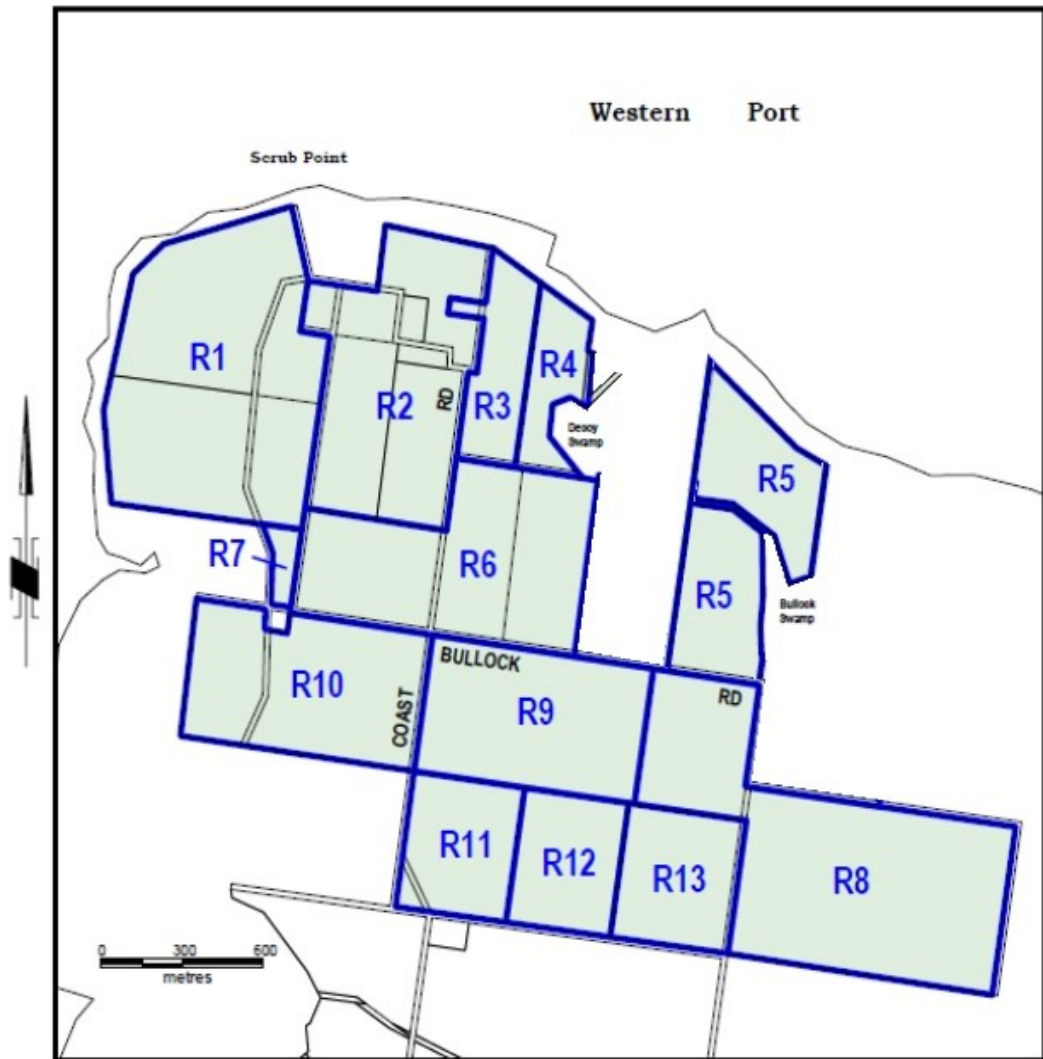
To manage the limited opportunities for new residential development, recognising the Island's relative isolation, existing settlement pattern and infrastructure constraints.

21.02-6

Strategies

1. Ensure residential development is compatible with the environmental capabilities of the land.
2. Discourage residential development that would result in a significant increase in access and movement around the Island.
3. Support sensitive, unobtrusive and small scale residential development only.

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



LEGEND

R1	RESTRUCTURE LOTS
	EXISTING LOT BOUNDARIES

### TANKERTON ESTATES



**LEGEND**

	R1 RESTRUCTURE LOTS
	CLOSED ROAD
	EXISTING LOT BOUNDARIES

**21.02-7 Implementation**

The objectives, strategies and policy guidelines arising from this Clause are implemented through the application of appropriate zones and overlays in Clause 74.01.