

21.10

09/05/2019
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SANDSTONE ISLAND

21.10-1

Overview

Sandstone Island is rural freehold land held in single ownership and is isolated and constrained by its geographical location and lack of infrastructure. The Island is bordered by steep, grassy coastal bluffs. The Island contains a dwelling and shed and there is no provision for tourism or commercial uses.

Key issues

- Responding to the effect of any change in land use or development on the Island’s environmental and coastal values.
- Managing constraints of access, isolation and infrastructure that impact directly on the capacity of the Island to accommodate use and development.
- Maintaining the contribution of the Island to the biodiversity of Western Port Bay.
- Retaining the Island in single ownership to limit the opportunity for future development.

21.10-2

Objective

To retain the Island’s contribution to the biodiversity values of Western Port Bay.

21.10-3

Strategies

1. Ensure that use or development does not adversely impact on the Island’s contribution to flora and fauna values of Western Port Bay.

21.10-4

Objective

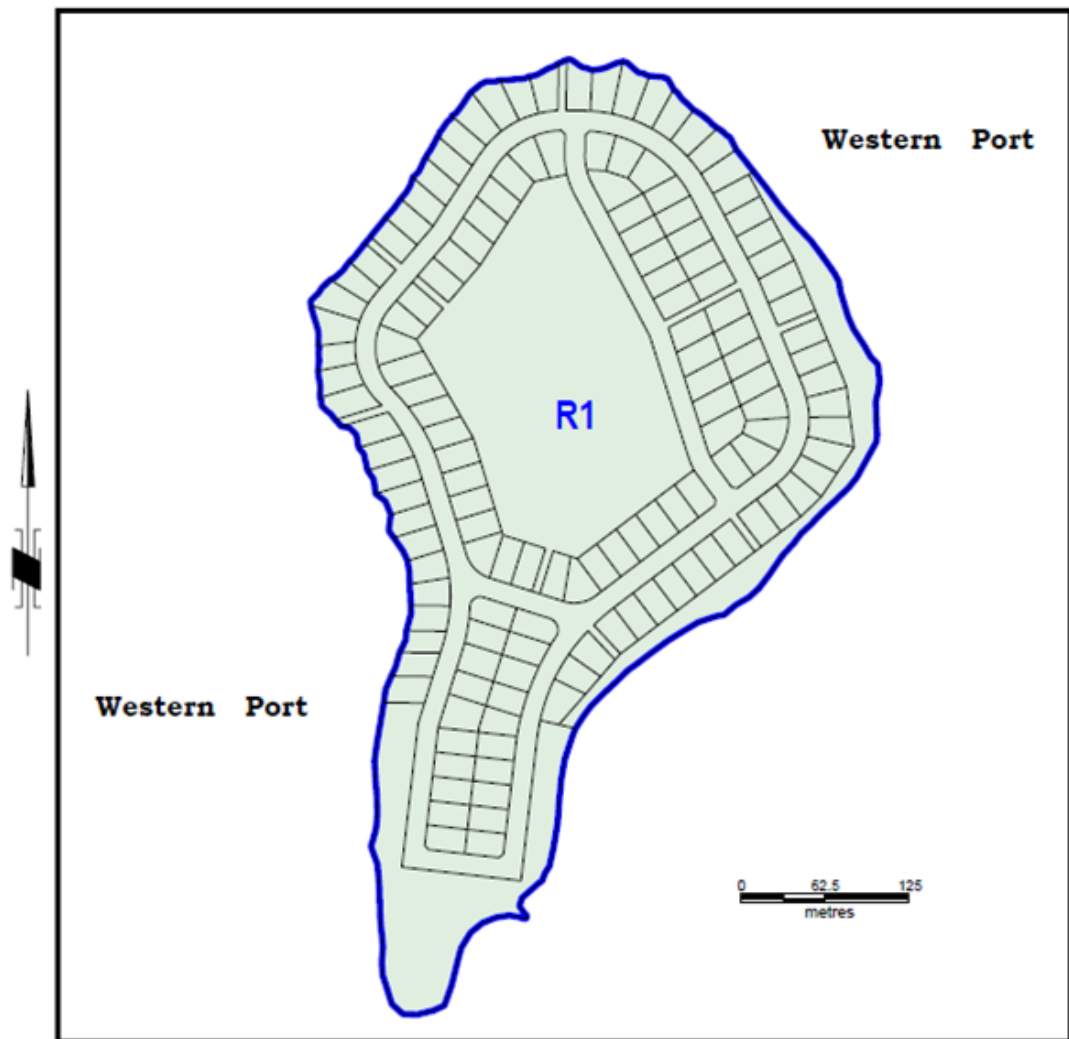
To protect and enhance the environmental values of the Island.

21.10-5

Strategies

1. Strongly discourage applications for subdivision that may create potential for multiple ownership.
2. Restrict use and development in accordance with the Restructure Overlay. The Sandstone Restructure plan allows for one dwelling on a restructured lot in accordance with the environmental and land capabilities, including infrastructure constraints.

SANDSTONE ISLAND RESTRUCTURE PLAN OCTOBER 1999



LEGEND

R1 RESTRUCTURE LOT

21.10-6 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.