

**21.11 SANDSTONE ISLAND**

19/05/2016  
C5

This Clause provides local content to support all Clauses of the State Planning Policy Framework.

**21.11-1 Overview**

20/01/2011  
C2

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 an existing 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.

**Objective 1 To retain the Island’s contribution to the biodiversity values of Western Port Bay.**

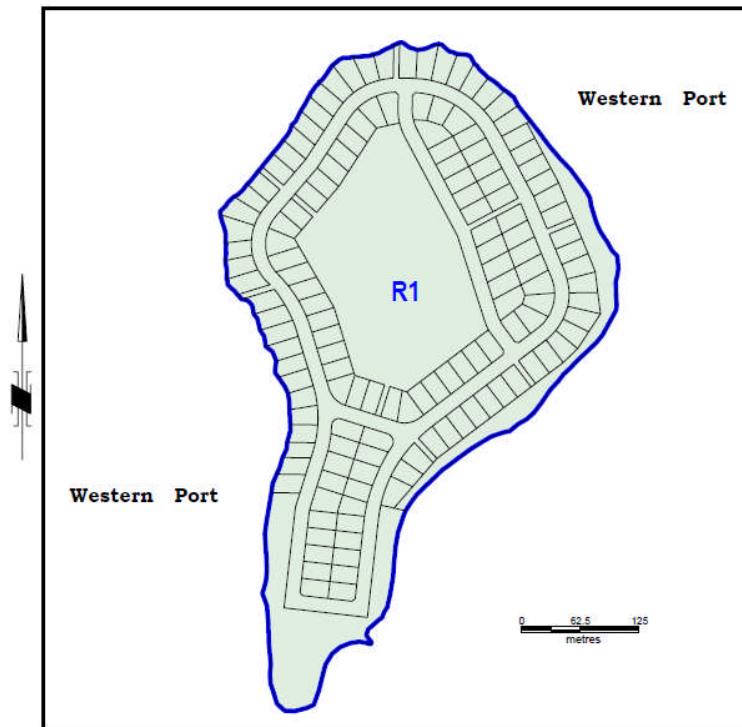
Strategy 1.1 Ensure that use or development does not adversely impact on the Island’s contribution to flora and fauna values of Western Port Bay.

**Objective 2 To protect and enhance the environmental values of the Island.**

Strategy 2.1 Strongly discourage applications for subdivision that may create potential for multiple ownerships.

Strategy 2.2 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 environment and land capabilities, including infrastructure constraints.

**SANDSTONE ISLAND RESTRUCTURE PLAN  
OCTOBER 1999**



**LEGEND**

**R1** RESTRUCTURE LOT

**21.11-2**

**Implementation**

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These strategies will be implemented by:

**Zones and overlays**

- Applying the Restructure Overlay to the old and inappropriate subdivision and to the environmentally sensitive and less accessible areas to ensure development occurs in accordance with the land's capability.
- Applying the Rural Conservation Zone to ensure that land use and development is sympathetic to the environmental and infrastructure constraints of the Island.
- Applying the Significant Landscape Overlay to areas with high scenic values and significant landscape areas.

**Reference documents**

A Directory of Important Wetlands in Australia, 3rd edition (Environment Australia 1996)

Agreement between the Government of Australia and the Government of Japan for the Protection of Migratory Birds and Birds in Danger of Extinction and their Environment (Tokyo 6 February 1974) (Department of Foreign Affairs 1981)

Agreement between the Government of Australia and the People's Republic of China for the protection of Migratory Birds and their Environment (Canberra, 20 October 1986) (Department of Foreign Affairs and Trade 1988)

Sites of Zoological Significance in the Westernport Region (D L Andrew 1984)

Convention on the Conservation of Migratory Species of Wild Animals (Bonn Convention 1979)

Convention on Wetlands of International Importance (Ramsar Convention 1971)

The Western Port Marine Environment (Environment Protection Authority 1996)

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

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

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

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

Sites of Geological and Geomorphological Significance in the Westernport Bay Catchment (N J Rosengren 1984)

Westernport Bay Environmental Study 1973-1974 (Shapiro 1975)

Waters of Western Port Bay and Catchment (State Environment Protection Policy 1979)

Victorian Coastal Strategy (Victorian Coastal Council 2014)

Commonwealth Government Wetlands Policy (Government of Australia 1997)

Western Port Bay Strategy (Westernport Regional Planning and Coordination Committee 1992)