

**21.08**

19/05/2016  
C5

**RESOURCE MANAGEMENT**

This Clause provides local content to support Clause 14 (Natural Resource Management) of the State Planning Policy Framework.

**21.08-1**

20/01/2011  
C2

**Rural land use and agriculture**

**Overview**

French Island’s main industry is agriculture with approximately 5500 to 6000 hectares of freehold rural land on the Island. This land is characterised by farming activities with cattle grazing being most common. However, land owners are diversifying into value adding practices including horticulture, biodynamics, viticulture and free range poultry farming.

**Key issues**

- Promoting sustainable rural land use.
- Maintaining farming as the main source of income for the majority of the Island’s permanent population.
- Acknowledging that access, isolation and infrastructure constraints hinder the establishment of new economically viable agricultural activities.
- Balancing the diversification of rural activities and changing farming practices, techniques and markets with protection of the Island’s ecosystems.
- Managing changes in rural land use activity including tourism and other non-agricultural activities.
- Protecting the rural landscape which contributes to the Island’s visual, cultural and heritage values, from inappropriate pressures of use and development of land.

**Objective 1**

**To protect the agricultural use of rural land.**

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| Strategy 1.1 | Encourage and support the continued use of land for farming in areas where it has traditionally been concentrated on the Island.  |
| Strategy 1.2 | Support the subdivision of land only where adequate access can be provided and in accordance with land capabilities, environmental values and the desirability to retain viable farm lots.                    |
| Strategy 1.3 | Protect rural areas of significant environmental qualities that may be more sensitive to subdivision due to the location of wetland environs and issues of accessibility, such as in the Island’s north-west. |
| Strategy 1.4 | Require new dwelling proposals in rural areas (i.e. outside the Restructure Overlay) to demonstrate that they are required for the agricultural activity conducted on the land.                               |

**Objective 2**

**To encourage diversification of agricultural and rural land use activities in accordance with the environmental capabilities of the land.**

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| Strategy 2.1 | Encourage and support diversified farming practices where they do not unreasonably impact on the quality of the environment.                                  |
| Strategy 2.2 | Encourage the application of farming techniques that promote ecological sustainability.   |
| Strategy 2.3 | Ensure that any land use or development on rural land abutting the National Park has no long-term adverse impact on the Park environs and natural ecosystems. |
| Strategy 2.4 | Ensure agricultural land uses have regard to infrastructure constraints and protection against wildfire.  |
| Strategy 2.5 | Ensure that use and development is appropriate to the land’s susceptibility to erosion and salinity.  |

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**Implementation**

These strategies will be implemented by:

**Policy and exercise of discretion**

- Requiring the use of non-reflective materials and the application of muted colour tones.

## FRENCH ISLAND AND SANDSTONE ISLAND PLANNING SCHEME

- Requiring buildings to be painted or coloured within 12 months of being completed.
- Requiring buildings and works to be single storey and to not exceed a height of 5 metres from ground level.
- Siting buildings at least 40 metres from a road and 200 metres from land in a Public Conservation and Resource Zone.

### Zones and overlays

- Applying the Farming Zone to freehold land, traditionally used for farming, which has the potential to accommodate alternative uses in accordance with the land capabilities and infrastructure constraints of the Island
- Applying the Rural Conservation Zone to coastal areas and land that has been identified for its zoological or botanical significance to ensure that land use and development in these sensitive areas is in accordance with the environmental values of the land.
- Supporting the Heritage Overlay which identifies buildings and sites which have been recognised as contributing to the historic values of French Island.
- Applying the Environmental Significance Overlay to areas identified for their significance or conservation values including sites of botanical and zoological significance, the coastal environs (affected by Ramsar, JAMBA and CAMBA), areas of wetlands and waterways to protect and conserve these highly valued areas.
- Applying the Significant Landscape Overlay to the whole of the Island (excluding public land zones) to support the National Trust's classification of the Island's significant landscape and ensure that development does not detract from these classified values.
- Applying the Restructure Overlay to the old and inappropriate subdivision of the Tankerton Estate and to the environmentally sensitive and less accessible areas in the north-west of the Island (known as the Bullock and Decoy Swamp area) to ensure development occurs in accordance with the land's capability.
- Applying the Wildfire Management Overlay to the whole of the Island

### Reference documents

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

National Strategy for Ecologically Sustainable Development (Government of Australia, Ecologically Sustainable Development Steering Committee 1992)

Sites of Botanical Significance in the Westernport Region (Opie et al. 1984)

Port Phillip and Westernport Regional Catchment Strategy (Port Phillip Regional Catchment Management Authority 2013)

State Environment Protection Policy no. W-28 (The Waters of Western Port Bay and Catchment) (Victorian Government, Ministry for Conservation 1979)

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