

**21.12**

20/01/2011  
C2

**ELIZABETH ISLAND**

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

**21.12-1**

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**Overview**

Elizabeth Island is rural freehold land held in single ownership and is isolated and constrained by its geographical location and infrastructure limited to a private jetty and barge landing. The Island contains a dwelling used for tourism accommodation, a caretaker's dwelling and a shed.

**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 existing tourism facility operating on the island.
- Ensuring that any further development of the Island is in accordance with the geographical and environmental constraints of the Island.

**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 ensure that the tourism uses do not compromise the environmental values of the Island.**

Strategy 2.1

Ensure land use and development is in accordance with the infrastructure and environmental constraints of the Island.

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**Implementation**

These strategies will be implemented by:

**Zones and overlays**

- Applying the Rural Activity Zone to the whole of the Island to reflect the existing tourism use that occurs on the Island.
- Applying the Significant Landscape Overlay to areas with high scenic values and significant landscape areas.