

'Sandstone Island', A bay of opportunity, Vic

Information Memorandum





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Information Memorandum

Secure Your Own Mornington Peninsula Island
'Sandstone Island', A bay of opportunity, Vic

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Executive Summary

'Sandstone Island' is a 22.25ha* island located just 600m* off the coast of Victoria's world renowned Mornington Peninsula and less than 80km* from Melbourne's CBD.

Secure your own freehold island on the doorstep of Melbourne – Australia's fastest growing city.

First settled and farmed by the Rogers family in 1854, the island is currently uninhabited however includes a once grand double story red cedar home and relics associated with past horticultural, cropping and grazing activity.

The island's proximity to Melbourne's expansive population, Mornington Peninsula tourist trade and premium agricultural produce highlights Sandstone Island's suitability for a host of commercial investment purposes. Subject to appropriate approvals, the island may suit exclusive tourist accommodation, agri-tourism, fishing-tourism, niche agriculture, niche aquaculture or your very own private and exclusive lifestyle property.

Sandstone island features:

- Absolute water frontage with an island circumference of 1.9km*
- Elevated views to Hastings and the Mornington Peninsula
- Sweeping views across Western Port to French Island and Phillip Island
- Channel access and mooring site for yacht, boat and other watercraft
- 2 private Island beaches
- History of agricultural production

Whether your strategy is to capitalise on Melbourne's population and tourism growth through the development of a commercial enterprise, or build your own private retreat away from the hustle of the city, Sandstone Island must be considered.

*approximately







Location

Sandstone Island

At its closest point, Sandstone Island is located 600m* off the Mornington Peninsula coast and approximately 1km* south east of Hastings Marina and foreshore.

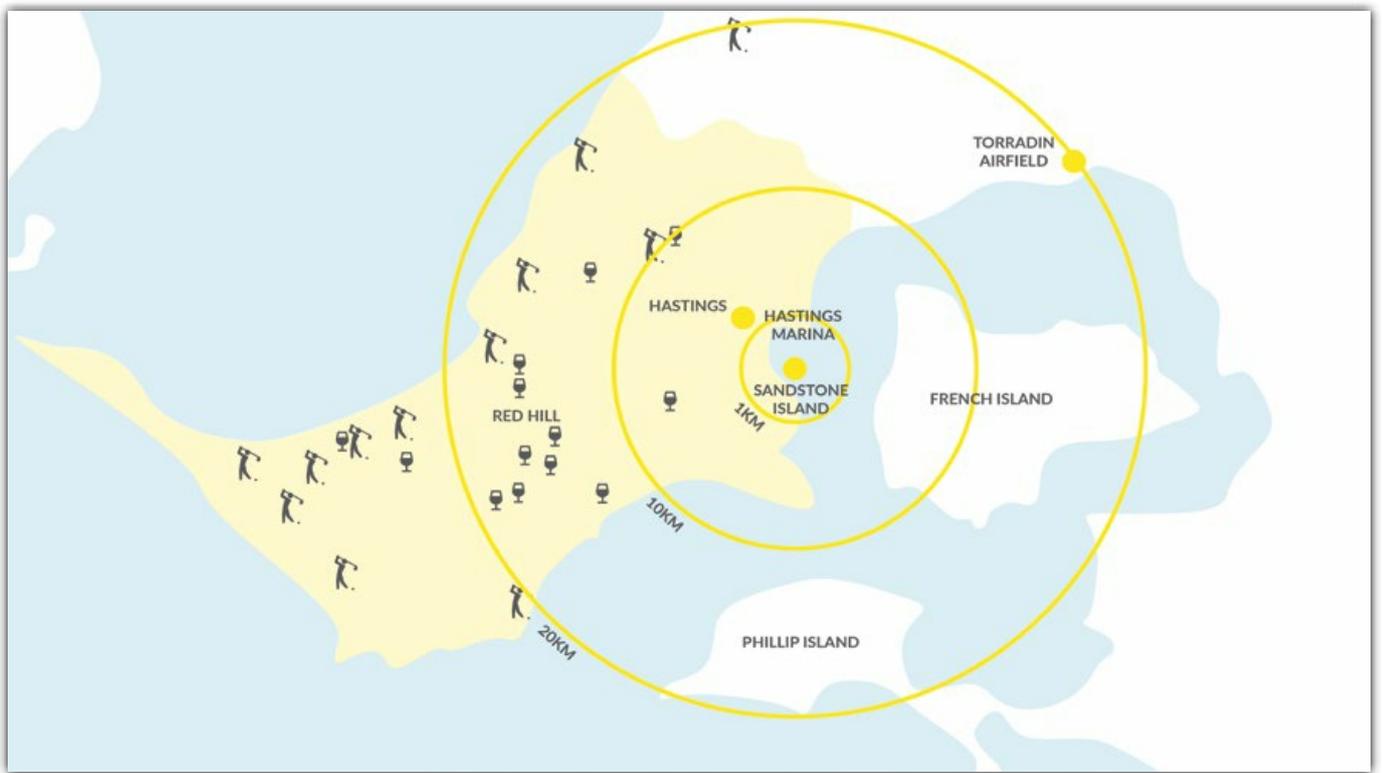
- Melbourne CBD 79km*, 1 hour 12 minutes (via the Peninsula Link Freeway)
- Red Hill Mornington Peninsula Wine Region 21km*, 22 minutes
- St Andrews Beach Mornington Peninsula Golf Region 44km*, 41 minutes
- Phillip Island Penguin Parade 105km*, 1 hour 20 minutes
- Phillip Island Grand Prix Circuit 98km*, 1 hour 16 minutes

Mornington Peninsula

The Mornington Peninsula is only an hour's drive from Melbourne and has an air that's reminiscent of the Mediterranean, with its vineyards and olive groves, its historic country house retreats and intimate hotels. You can travel the length of the Mornington Peninsula coastline stopping at seaside villages, or just meander back and forth from one coast to the other on country roads with glorious views.

*approximately

*Source – Google Maps.
Distance and indicative time calculated from Hastings Marina.



Hastings

Hastings is located on the Mornington Peninsula, fronting the western shore of Western Port, between Tyabb and Bittern.

Hastings is an attractive town, featuring a modern commercial centre which extends several blocks along High Street and right down to the attractive Western Port foreshore. There are 3 major supermarkets and several shopping complexes including Westernport Central in High Street, Kmart and many speciality shops in Victoria Street.

Hastings' extensive foreshore area consists of large and grassy open spaces, native bush and mangroves along the water's edge. There are also several sporting facilities located on the foreshore including tennis courts, a bowling club and sports ovals. The Pelican Park Recreation Centre is situated on the

waterfront and features an indoor heated lap pool, a gymnasium, spa and steam room and a kiosk. Adjoining the recreation centre is the Pelican Pantry Cafe, open 7 days a week and offering indoor dining or seating outside overlooking the bay where pelicans congregate. Next to Pelican Park is the historic Hastings Jetty, which is a popular spot for fishing and boating activities.

One of the major attractions in Hastings is the Western Port Marina. Visitors enjoy use of the marina's attractive BBQ and picnic areas as well as the Galley Coffee Shop, the Anchorage Restaurant and Marina Bar. For boating enthusiasts, permanent and casual berthing is available. Enjoy a cruise on the Georgianna McHaffie – a grand sailing vessel available for charter, weddings, special events or romantic cruises.



Population

Sandstone Island

A house was first built on Sandstone Island by the Rogers family in 1854, however the island is currently uninhabited.

Sandstone Island sits adjacent Hastings and the popular Mornington Peninsula region on the fringe of urban Melbourne. Like Melbourne, both Hastings and the greater Mornington Peninsula region is experiencing significant population growth.

Mornington Peninsula

According to data collected at the last Census, the official estimated population for the Mornington Peninsula Shire as of the 30 June 2017, is 163,847 and is forecast to grow to 181,097 by 2036, an increase of approximately 10.5%.

Hastings

According to data collected at the last Census, the official estimated residential population for Hastings as of the 30 June 2017, is 10,153 and is forecast to grow to 11,625 by 2036, an increase of approximately 14.49%.



Greater Melbourne

According to data collected at the last Census, the official estimated resident population of Greater Melbourne as of the 30 June 2017 was 4,843,781, with population of Greater Melbourne is projected to increase to 8million in 2051.

Greater Melbourne attracts the bulk of Victoria's overseas migrants, and due to its large share of the population (76% in 2015) and its younger population, also accounts for the majority of the natural increase.

These trends are likely to continue and Greater Melbourne is projected to have almost 8% of the state's growth up to 2051.

Over this same period the population of Victoria's regions is expected to grow from 1.4million to 2.1million.

Source – 'Victoria in Future 2016 – population and household projections to 2051', The State of Victoria Department of Environment, Land, Water and Planning 2016.





Transport Links

Approximately 80km* to Melbourne's CBD.

Sandstone Island

Access to Sandstone Island is via watercraft from Hastings Marina or helicopter. The distances and indicative travel times appended below calculated from Hastings Marina on the Mornington Peninsula:

- Melbourne CBD 79km*, 1 hour 12 minutes (via the Peninsula Link Freeway)
- Red Hill Mornington Peninsula Wine Region 21km*, 22 minutes
- St Andrews Beach Mornington Peninsula Golf Region 44km*, 41 minutes
- Phillip Island Penguin Parade 105km*, 1 hour 20 minutes

- Phillip Island Grand Prix Circuit 98km*, 1 hour 16 minutes
- Tyabb Regional Airport 7.4km*, 12 minutes

Mornington Peninsula and Hastings

The new dual lane Peninsula Link links the Mornington Peninsula and Hastings with quick and efficient road access to Melbourne.

Public train transport departs Hastings for Melbourne's Flinders Street Station on a regular basis 7 days a week. Many Hastings residents make the commute to Melbourne by train for work each day.

*approximately

*Source – Google Maps.
Distance and indicative time calculated from Hastings Marina.



Property description

Sandstone Island is a 22.25ha* island located just 600m* off the coast of Victoria's world renowned Mornington Peninsula and less than 80km* from Melbourne's CBD. The circumference of Sandstone Island is approximately 1.9km*.

Sandstone Island

Sandstone Island features elevated, uninterrupted views east across Western Port to Phillip and French Islands, and west to Hastings and the Mornington Peninsula.

The northern point of Sandstone Island is approximately 15m* above sea level. The island slopes gradually from north to south, with a sandy beach and former jetty located at the island's southern most point.

Soils

Soil type is prized for intensive horticultural production.

The key soil mapping unit linked to agricultural production in the shire is Bittern (Bi) – appropriate for Hastings / Sandstone Island.

The Bittern mapping unit is the predominate soil and associated land system across the Mornington Peninsula. These soils are duplex in nature and described as hard and mottled yellow with a very distinct break marked by a thin, acid cement / sand pan between the surface soil and the underlying friable, well-drained clay.

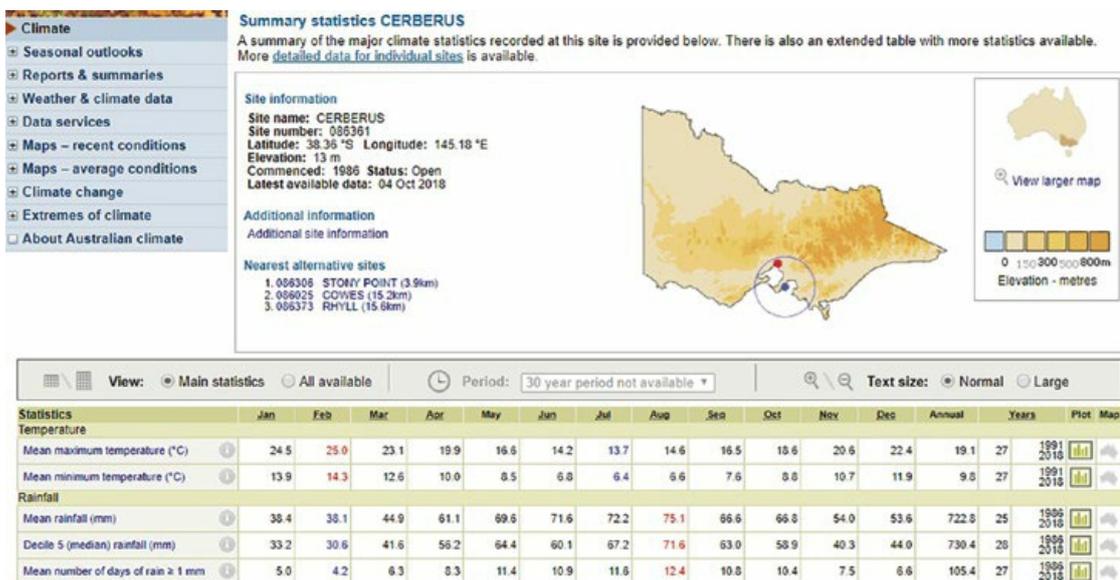
This soil is mostly cleared and supports improved pastures, scattered mainly across the northern and eastern parts of the peninsula. The addition of organic matter and use of fertilisers and irrigation enables these soils to become highly productive and they can be continuously cultivated. Therefore, this mapping unit is prized for intensive horticultural production with a wide range of vegetables grown and 2 or 3 crop rotations achieved.

*approximately



Rainfall & Climate

Sandstone Island's Mornington Peninsula coastal position provides consistent mean rainfall in the vicinity of 722.8mm*



*approximately

*Source – <http://www.bom.gov.au>

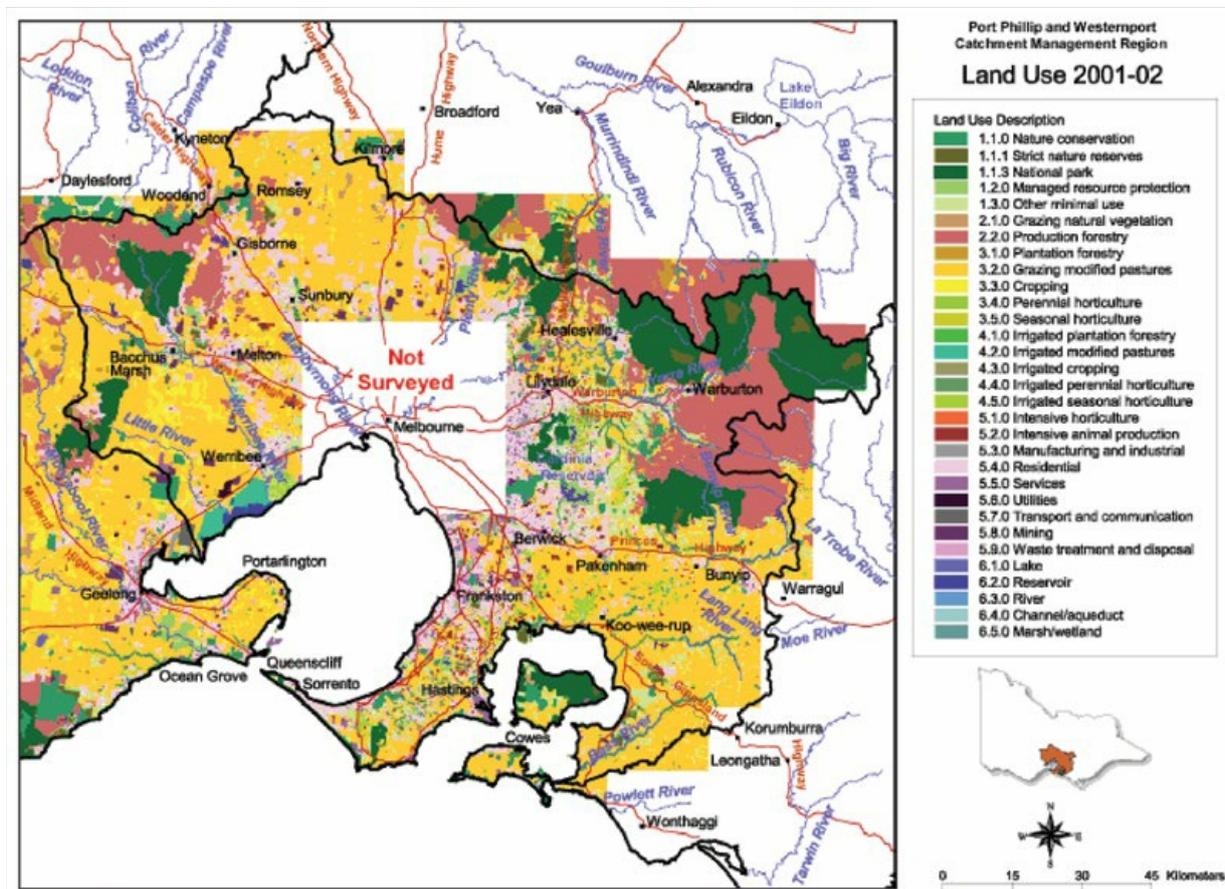
Historical Agricultural Productivity

Sandstone Island has heritage value in demonstrating patterns of agricultural land use and pioneering settlement of an island system.

Sandstone Island was leased in 1845 forming part of a larger mainland cattle run. The island provided an excellent environment to isolate choice breeding cattle. In 1854, John Rogers built a substantial house, garden, orchard and shrubbery, cleared timber, and introduced various exotics such as pheasants and rabbits, possibly with intent to farm commercially.

Wheat and potato crops were also planted.

The Crown relinquished the island in 1866, to John Skinner and family probably occupying Rogers house. After 1868 the island became the home for the Heard family, who were fish-mongers and ran cattle.



Agribusiness Potential

The Port Phillip and Westernport natural resource management region is the second most valuable agricultural region in the state of Victoria, producing at least 15% of the total wealth generated from Victorian agriculture, from less than 4% of the state's farmland.

The region offers a diverse range of wine, food, fibre and fodder production in close proximity to a large metropolitan consumer base and sales distribution network. Strategically, Sandstone Island, Hastings and the Greater Mornington Peninsula region is well positioned to draw in a substantial population of tourists to offset a significant level of reliance on out-of-region produce sales for some enterprises.

There are numerous artisan style micro-agribusinesses scattered across the shire which specialise in seasonal, niche produce and local sale points to enable reasonable profit margins to be achieved.

The climatic conditions are also conducive to maximising yield potential and meeting exceptional quality parameters for lucrative boutique markets.

A recent parliamentary committee into "Sustainable Development of Agribusiness in Outer Suburban Melbourne" (OSISDC, 2010) has identified Mornington Peninsula as an important region to be included in any decision-making regarding preservation of agricultural soils and land management in Melbourne's collective peri-urban regions.

Soil mapping unit	Land use pattern	Description	Area (ha)*	% area of Shire	Comments
Bittern	Intensive horticulture Grazing / Equine Hay Poultry Livestock Miscellaneous Tree / vine crops	Vegetables Beef, Equine, Alpacas Fodder Broiler sheds ^{**} Apples /Olives Viticulture Cut flowers / nurseries	19,400	27	Sodic clay subsoil present which can impede root development and water penetration Close to Port Phillip Bay, which influences salt content allowing sodium accumulation in the sub soil
Red Hill	Tree crops, Livestock grazing Viticulture	Olives, apples, pears, berries Beef, alpacas Avocados, Viticulture	5,850	8.0	Deep, friable, porous soils highly prized for berry crops, orchards and vineyards
Langwarrin	Grazing, pasture	Beef, equine Viticulture Broiler sheds	9,265	7.9	Impermeable clay subsoil causes slow internal drainage and water logging is prevalent
Rosebud	Intensive Horticulture	Vegetables Strawberries	5,183	7.2	Raised elevation in the landscape – irrigation may influence groundwater quality and depth lower in the catchment
Flinders	Grazing /hay	Beef, Equine Hay	8,250	5.3	Mainly suited to improved pastures
Merricks	Poorly drained	General grazing	3,749	5.2	Poorly drained during wet periods
Boneo	Intensive horticulture	Veg / cut flowers	1,383	2	Low fertility and water holding capacity but can be cultivated over the whole year
Cranbourne	Intensive horticulture	Vegetables	1,310	1.8	Surface and subsoil pH 4.5-5.5 – strongly acidic
The Cups	Limited grazing	Beef	8,011	11 [*] (estimate 5% in rural zone)	Topography limits land use to grazing

* Please note – land attribution (ha) for each soil mapping unit is not 100% allocated to agricultural production but indicative of specific crop types best suited to these soil characteristics, ** Broiler sheds are not necessarily restricted to any particular land system due to the nature of the production system.



Tourism & Visitation

The diversity of leisure, ocean sports and agri-tourism activities available along the Mornington Peninsula region attracts approximately 5million tourists annually for day trips and overnight excursions or longer holidays.

There are a number of business's who already offer a "hands-on" experience in terms of picking produce or watching farm activities being undertaken such as olive picking, goat milking, wine bottling and preparation, cooking and tasting local produce.

However, there are opportunities to strengthen the connections between a range of "hands-on"

experiences to create an educational and awareness trail throughout the region, focusing on a fresh food trail providing numerous hands of food experiences with a range of farm produce including avocados, olives, berries apples, cherries, vegetables and livestock.



These types of experiences could target both local residents and tourists to increase exposure to the basic fundamentals of food production in an interactive manner and compliment current tourism strategies.

Attractions and activities that draw national and international tourists to the region include:

- World class wineries
- Boutique premium foods and beverage
- World class golf courses
- Stunning beaches
- Equine activities including horse riding
- Fishing and fishing charter tours

Property Images

