



Amendment C90

Frequently Asked Questions

Formal Exhibition: Tuesday 14
November 2017 to Monday 8 January

What is Amendment C90 - Housing and Settlement?

This is the number and name of a specific change to the South Gippsland Planning Scheme.

What is the purpose of the Amendment C90?

The purpose of Amendment C90 is to improve the Planning Scheme's guidance of development and land use over the next 20-30 years. The changes are based on the recommendations of the *South Gippsland Housing and Settlement Strategy 2013*.

In particular, C90 introduces Settlement Framework Plans and Restructure Plans which show where settlement growth is encouraged or limited.

Why have I been sent a letter about Amendment C90?

Land you own or occupy is directly affected or close to land that is directly affected by Amendment C90.

Hasn't Council already consulted about the Housing and Settlement Strategy?

Yes, but the previous consultation was about the project work behind the Amendment. Submissions made for that consultation do not count as submissions to Amendment C90.

What does 'may be directly affected' mean with Amendment C90?

Direct affect by Amendment C90 means a change to the overlay or zoning applying to your land or that your land is within the settlement boundary of a new Framework Plan.

What is a Framework Plan?

It is a map illustrating the long-term broad development and growth strategies for an area. The South Gippsland Planning Scheme contains Framework Plans for 16 settlements. C90 has 12 new Framework Plans and revised Framework Plans for Nyora, Venus Bay - Estate Two and Port Welshpool.

What is a Restructure Overlay?

A Restructure Overlay is a planning control applied to old and inappropriate subdivisions to direct where development may potentially occur and under what conditions.

What is an old and inappropriate subdivision?

A historical subdivision that has limited or no development capability due to lack of infrastructure, environmental risk and/or values that need protection.



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What is a Restructure Plan?

A Restructure Plan sets out the conditions under which development may be permitted to occur on land which has had a Restructure Overlay applied.

What do the Restructure Plans in Amendment C90 do?

The Restructure Plans in Amendment C90 show which lots would need to be consolidated together into a single parcel on title before a new house could be permitted. In some places, unused road reserves are to be closed and consolidated into a single land parcel if possible.

If a house already exists on a Restructure Lot, then any other vacant land parcels in that Restructure Lot cannot also be developed with a house.

If an existing house is to be redeveloped or replaced, then the land parcels (and possibly unused road reserves) in the Restructure Lot would need to be consolidated. A house extension that crosses over land parcel boundaries within a Restructure Lot would also require land parcel consolidation.

Will the proposed changes result in costs for me?

There are costs incurred with consolidating land parcels and obtaining ownership of closed road reserves or land parcels owned by other people if these are relevant.

What is a formal exhibition?

This is the time when Council puts the proposed Amendment on display and invites submissions on the Amendment. Council must consider any submissions received during this period.

If you disagree with Amendment C90 you need to make a written submission to Council explaining what you disagree with and why before 8 January 2018. You can also write to say why you agree with Amendment C90.

How can I find out more?

Web: www.southgippsland.vic.gov.au/C90

Phone: Call 5662 9200 and ask to speak to the Strategic Planning team

Email: C90@southgippsland.vic.gov.au

Appointment: Book an appointment at one of the public sessions between 23 November 2017 and 13 December 2017.