



# Amendment C90 Frequently Asked Questions

Re-Exhibition: Tuesday 12 March to  
Friday 12 April 2019

## **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 or the Independent Planning Panel has directed that you be notified of changes to land adjacent to your property.

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

Yes, but the previous consultation was about the project work behind the Amendment and during the first round of exhibition for the amendment. The Independent Planning Panel has directed that further consultation needs to be undertaken.

## **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 settlements. C90 has 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.





# Amendment C90

## Frequently Asked Questions

### **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.

### **How can I find out more?**

Web: [www.southgippsland.vic.gov.au/C90](http://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](mailto:C90@southgippsland.vic.gov.au)