

GUMNUT PLANNING SCHEME

AMENDMENT C208GUMN

EXPLANATORY REPORT

Overview

This amendment introduces a development framework for Ruby Town by implementing the *Ruby Town Structure Plan* (Gumnut Shire Council, adopted September 2020), the *Sandy Creek Flood Study* (Flood Investigations, November 2018), the *Ruby Town Biodiversity Assessment* (Happy Trees, 2020) and the *Ruby Town Heritage Study* (Happy Heritage, 2018).

It does this by updating local policy in the Municipal Planning Strategy and Clause 11.03-6L (Local places) to guide development and identify a new greenfield residential growth area; by rezoning approximately 10 hectares of land from Township Zone and Rural Living Zone to Neighbourhood Residential Zone; by applying the Land Subject to Inundation Overlay and Floodway Overlay to flood-prone land, and by applying the Vegetation Protection Overlay and Heritage Overlay to protect important areas of vegetation and heritage.

Where to view the amendment

The amendment can be inspected free of charge at:

- Gumnut Shire Council website at www.gumnut.vic.gov.au.
- During office hours at the following places:
 - Gumnut Shire Council offices, 15 Curtain Street, Gumnut
 - Ruby Town Resource Centre, 26 Sunshine Avenue, Ruby Town
- Department of Transport and Planning website at www.planning.vic.gov.au/public-inspection.

Submissions

Any person may make a submission about the amendment to the planning authority. Submissions about the amendment must be received by [insert submissions due date].

A submission must be sent to:

Strategic Planning, Gumnut Shire Council:

By post: PO Box 846, Gumnut VIC 3794

In person: 15 Curtain Street, Gumnut

By email: strategic.planning@gumnut.vic.gov.au

Panel hearing dates

In accordance with Clause 4(2) of Ministerial Direction No.15, the following panel hearing dates have been set for this amendment:

- directions hearing: [insert directions hearing date]
- panel hearing: [insert panel hearing date]

Details of the amendment

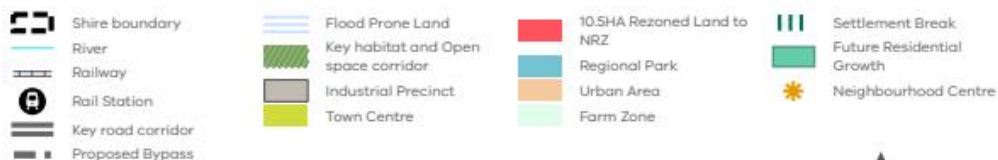
Who is the planning authority?

This amendment has been prepared by the Gumnut Shire Council, which is the planning authority for this amendment.

Land affected by the amendment



*Note: This is not the actual map that relates to the amendment but an example only.



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Print Date: 27/06/2023 Job ID: OSD-606 Updated Gumnut Map Author: planning@delapvic.gov.au



Figure 1: Ruby Town

The amendment applies to all land within the settlement boundary of Ruby Town as shown in Figure 1, as it introduces new policy directions for the town.

Ruby Town is the second largest town in Gumnut Shire with a population of approximately 2,500 people (2021 Census, Australian Bureau of Statistics). It is a satellite town located approximately 15 kilometres west of the Green Hill city centre.

Ruby Town is mostly zoned Township Zone with a small area of Commercial 1 Zone in the town centre, and small areas of Rural Living Zone and Low Density Residential Zone in the north and east areas of the town respectively.

An area of approximately 10.5 hectares of land, partly within the Township Zone and partly within the Rural Living Zone, is proposed for rezoning to Neighbourhood Residential Zone Schedule 1. There are no overlays on this land.

Approximately 45 hectares of land on the southern boundary of the town is identified for future residential greenfield growth. It is currently zoned Farming Zone and mostly used for grazing and horse stabling.

The town is distinctive for its flat topography and the Sandy Creek running through its centre, which is prone to flooding. The amendment affects the land along this creek by applying Flooding and Land Subject to Inundation Overlays. The land is already covered by an Environmental Significance Overlay Schedule 1 (Water Course Protection).

Small areas of land within the town are also affected by the amendment where it proposes to apply either a Vegetation Protection Overlay, Heritage Overlay or Design and Development Overlay. The Vegetation Protection Overlay is proposed to be applied to three patches of native vegetation that cover approximately 18 hectares of land at 40 Gumnut–Ruby Town Road, 14 Willoughby Road, and 310 Bulga Creek Road, Ruby Town. The Heritage Overlay is proposed to be applied to three sites, 1320 Cobb Highway, 1329 Cobb Highway and 13 Lockhart Street, Ruby Town, and the Design and Development Overlay to part 3026 Cobb Coach Road, 1332 Sunshine Road and 2-36 Cray Fish Creek Road, Ruby Town.

A mapping reference table providing further information about the land affected by the amendment is at **Attachment 1** to this explanatory report.

What the amendment does

The amendment introduces a development framework for Ruby Town by implementing the *Ruby Town Structure Plan* (Gumnut Shire Council, adopted September 2020), the *Sandy Creek Flood Study* (Flood Investigations, November 2018), the *Ruby Town Biodiversity Assessment* (Happy Trees, 2020) and the *Ruby Town Heritage Study* (Happy Heritage, 2018) through the application of local policy, zones and overlays.

Specifically, the amendment makes the following changes:

Zoning maps

- Amends Planning Scheme Map No. 6 to rezone land at 564 Pritchard Street, 5476 Rose Highway and 2 Bulga Creek Road, Ruby Town, from Township Zone (TZ) and Rural Living Zone (RLZ) to Neighbourhood Residential Zone Schedule 1 (NRZ1).

Overlays maps

- Inserts Planning Scheme Map Nos. 5VPO, 6VPO and 31VPO to apply the Vegetation Protection Overlay Schedule 5 (VPO5) to three native vegetation patches at 40 Gumnut–Ruby Town Road, 14 Willoughby Road, and 310 Bulga Creek Road, Ruby Town.
- Amends Planning Scheme Map No. 6HO to apply the Heritage Overlay to 1320 Cobb Highway, Ruby Town (HO939), 1329 Cobb Highway, Ruby Town (HO940) and 13 Lockhart Street, Ruby Town (HO941).
- Inserts Planning Scheme Map Nos. 6DDO and 31DDO to apply the Design and Development Overlay Schedule 31 (DDO31) to part 3026 Cobb Coach Road, 1332 Sunshine Road and 2-36 Cray Fish Creek Road, Ruby Town.
- Inserts Planning Scheme Map Nos. 5LSIO-FO, 6LSIO-FO and 31LSIO-FO to apply the Floodway Overlay Schedule 1 (FO1) to 66 properties.

- Inserts Planning Scheme Map Nos. 5LSIO-FO, 6LSIO-FO and 31LSIO-FO to apply the Land Subject to Inundation Overlay Schedule 1 (LSIO1) to 66 properties.

Planning scheme ordinance

- Amends Clause 02.03-1 (Settlement) and 02.03-2 (Environment and Landscape Values) to update strategic directions for Ruby Town.
- Inserts new Clause 11.03-6L-04 (Ruby Town) to insert local strategies and plans to achieve planning outcomes sought by the Structure Plan.
- Inserts a new Schedule 5 to Clause 42.02 (Vegetation Protection Overlay) to protect significant patches of native vegetation.
- Amends the Schedule to Clause 43.01 (Heritage Overlay) to insert three new heritage places HO939, HO940, HO941 and include statements of significance for each place.
- Inserts new Schedule 31 to Clause 43.02 (Design and Development Overlay) to apply fence controls and setbacks for defensible space for bushfire in NRZ1 areas.
- Inserts Clause 44.03 (Floodway Overlay) and Schedule 1 to Clause 44.03 to introduce the Floodway Overlay into the Gumnut Planning Scheme.
- Amends the Schedule to Clause 72.04 (Documents Incorporated in this Planning Scheme) to insert the following incorporated documents:
 - *Statement of significance: Beveridge Street Palms*, (Happy Heritage, September 2020).
 - *Statement of significance: Ruby Town Hall* (Happy Heritage, September 2020)
 - *Statement of significance: Ruby Hotel* (Happy Heritage, September 2020).
- Amends the Schedule to Clause 72.08 (Background Documents) to insert the following background documents:
 - *Sandy Creek Flood Study* (Wombat Valley Catchment Management Authority, November 2018)
 - *Ruby Town Heritage Study* (Happy Heritage, 2018)
 - *Ruby Town Structure Plan* (Gumnut Shire Council, September 2020)
 - *Ruby Town Biodiversity Assessment* (Happy Trees, 2020).
- Amends the Schedule to Clause 74.01 (Application of Zones, Overlays and Provisions) to insert guidance on when the Floodway Overlay should be applied.
- Amends the Schedule to Clause 74.02 (Further Strategic Work) to delete references to work that has been completed.

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to guide the development of Ruby Town over the next 20 years by implementing the *Ruby Town Structure Plan* including technical assessments (biodiversity, flooding and heritage). The combination of new policies, zones and overlays will guide development to achieve the desired outcomes for Ruby Town.

Gumnut Shire has been growing consistently at a rate of 1.6–1.7 per cent per annum (Estimated Resident Population, 2020). Ruby Town, as the shire's second largest town, has been identified in state and local policy as having capacity to grow and accommodate projected population forecasts. The *Gumnut Residential Strategy* (Gumnut Shire Council, 2017) recommends Ruby Town be planned as a self-contained, satellite township accommodating a population of 8,000 people.

The structure plan recommends the rezoning of TZ and RLZ land to NRZ to provide land supply for residential uses for the next 10 years. It also identifies a greenfield residential growth precinct, which will be subject to a future amendment to rezone for residential land supply when need can be demonstrated.

The DDO31 is being applied to the proposed NRZ1 to support the structure plan vision of providing open streetscapes and passive surveillance through fencing design, and to require defensible space setbacks for bushfire.

The amendment introduces the *Sandy Creek Flood Study*, 2018, into the planning scheme by applying the Floodway Overlay and Land Subject to Inundation Overlay to manage development in flood-prone areas.

The amendment introduces and applies the Vegetation Protection Overlay Schedule 5 to significant patches of native vegetation identified in the *Ruby Town Biodiversity Assessment*, 2020.

Further, this amendment applies the Heritage Overlay to three properties following the undertaking of a local heritage study, *Ruby Town Heritage Study*, 2020, to support the community's desire to protect the town's heritage and character.

How does the amendment implement the objectives of planning in Victoria?

The amendment implements the objectives of planning in Victoria as outlined in section 4(1) of the *Planning and Environment Act 1987* (PE Act) as follows:

a) *Provide for the fair, orderly, economic and sustainable use, and development of land*

The amendment will result in the fair, orderly, economic and sustainable use and development of land by implementing a well-planned, holistic strategy that addresses the needs of the existing and future community of Ruby Town.

b) *Provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;*

The amendment identifies and protects local environmental features by applying the Vegetation Protection Overlay to significant remnant native vegetation throughout Ruby Town and applying Flood Overlay controls along Sandy Creek to protect the natural functions of the floodplain from unsuitable development.

c) *Secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;*

The amendment introduces new strategic directions for Ruby Town that focus on creating a township where the community can live, work and play safely by identifying new residential land, introducing controls to make residential areas safe and establishing strong linkages to Ruby Town's existing public spaces. Identifying the areas prone to flooding and inundation with the Floodway Overlay and Land Subject to Inundation Overlay will ensure development is managed safely in the floodplain.

d) *Conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;*

The *Ruby Town Heritage Study* identified three properties of local heritage significance to the Gumnut Shire Council that are proposed to be protected with application of a heritage overlay.

f) *Facilitate development in accordance with the objectives;*

The amendment achieves this objective by introducing a suite of planning scheme provisions to guide development for the benefit of Ruby Town, consistent with state, regional and local planning policy.

g) *Balance the present and future interests of all Victorians.*

The proposed provisions in the Planning Policy Framework and the various zone and overlay schedules have been drafted to ensure development occurs in a logical manner consistent with the objectives set out in paragraphs (a) to (e).

How does the amendment address any environmental, social and economic effects?

Environmental effects

The amendment has thoroughly considered potential environmental effects of the amendment, and the potential effects of the environment on the amendment and includes measures to mitigate these effects. The amendment supports the protection of vegetation via application of the Vegetation Protection Overlay. Vegetation types were identified in the *Ruby Town Biodiversity Assessment*, 2020.

Application of the Floodway Overlay and Land Subject to Inundation Overlay, which is underpinned by the background document, *Sandy Creek Flood Study*, November 2018, will ensure future development is managed in areas subject to flooding. The amendment will prevent development from occurring in

areas that are subject to flooding that could reduce the capacity of the floodplain to store and convey water, and consequently will help protect the creek environs.

The amendment does not identify land for future residential development or other sensitive uses that may be contaminated. Land proposed for future residential use has been investigated to identify any historical uses that could have potentially contaminated the soil. The Farming Zone areas identified for the new greenfield areas were predominantly used for grazing with no known contamination sources such as sheep dips or fuel storage. However, contamination risk will be further investigated as part of any future residential rezoning.

Social effects

This amendment aims to facilitate the orderly growth and development of Ruby Town to cater for the needs of the projected population.

The amendment introduces several restrictions on the use and development of land with the application of overlays, including the Floodway Overlay, Land Subject to Inundation Overlay, Vegetation Protection Overlay and Heritage Overlay. These overlays could impact landowners by restricting what they can do with their land or requiring conditions for how to develop, but overall they provide a community benefit by protecting important assets and protecting life and property.

Flooding can have significant consequences for individuals and for local communities. The effects can include loss of life, loss of property and temporary or permanent displacement. The amendment seeks to protect life and property in areas that have been identified as being at risk of flooding through the *Sandy Creek Flood Study*, 2018.

The application of new Heritage Overlays will ensure that the significance of the places will be considered in any development proposal so that the heritage of the town is preserved for future generations. Heritage assets contribute to an area's liveability and sense of cultural identity and can have a positive influence on many aspects of the way a community develops.

Engagement has occurred with the Traditional Owners, as some of the land affected by the amendment is in an area of Aboriginal cultural heritage sensitivity. The Traditional Owners did not raise any concerns at this stage but development plans and planning permit applications within areas of Aboriginal cultural heritage sensitivity will require further investigation in accordance with the *Aboriginal Heritage Act 2006*.

Economic effects

Ruby Town's economy is largely reliant on agriculture and industry servicing agriculture. It provides limited services for the existing community but as the town grows and attracts new residents it is well located to diversify the economy to meet the needs of its growing population. The *Ruby Town Economic Assessment*, 2019, undertaken by the council, determined that sufficient existing land supply in the Commercial 1 Zone was available for future growth.

Does the amendment address relevant bushfire risk?

The future greenfield residential area and the land being rezoned to NRZ1 have been assessed for bushfire risk by FirePlan in the *Bushfire Planning Assessment Ruby Town Structure Plan Report*, July 2019. The assessment demonstrates that the amendment meets bushfire policy in Clause 13.02 of the Planning Scheme because:

Landscape considerations

The bushfire risk assessment determined that Ruby Town is located within an area of medium landscape fire risk (Type 2), because it could be impacted by a high-risk source located more than 150 metres away. This high-risk source is Ruby Town Regional Park, which is located approximately one kilometre to the north east of the existing town and two kilometres from the future greenfield area located to the south of the town. However, the assessment also states that the prevailing wind during periods of high bushfire threat is from the north west, which would not direct fire towards the town. Also, this risk is mitigated as the park is separated from the future greenfield area and the proposed NRZ1 area by established residential development.

Alternative locations for development

The proposed locations for development, to the south of the town for the proposed greenfield area and in the north of the town for the NRZ1, are suitable locations for development as they are away from significant bushfire risk and in the case of the proposed NRZ1, surrounded by already developed land.

Given the level of the bushfire risks and the location of the bushfire hazards, it has been assessed that the bushfire risk to the affected land is acceptable and is less than the alternative location considered available for development, between the town boundary and the regional park.

Availability of safe areas

The report concludes that the affected land has good proximity and access to locations where human life can be protected from the harmful effects of bushfire, including a designated Neighbourhood Safer Place at Gumnut Primary School, 18 Nut Street, and areas of low BAL in the centre of Ruby Town.

Site-based exposure

The report confirms that the bushfire risk at the site scale is low, based on the exposure benchmarks in the planning scheme and the separation distances that are required between development and bushfire hazards. Therefore, all future dwellings will not exceed a BAL12.5 rating under AS3959-2018, *Construction of buildings in bushfire prone areas*.

Views from the relevant fire authority

The views of the Country Fire Authority (CFA) were sought during the preparation of the *Ruby Town Structure Plan* and subsequently during the preparation of the bushfire risk assessment. The amendment addresses the CFA's views by ensuring that the DDO includes neighbourhood design elements that reduce the bushfire risk including setbacks, perimeter roads and multiple access points. The CFA confirmed that for these reasons, it supports the amendment in its current form.

Does the amendment comply with the requirements of any Ministerial Direction applicable to the amendment?

The amendment complies with the requirements of the Ministerial Direction – The Form and Content of Planning Schemes (section 7(5) of the PE Act).

Direction No. 1: Potentially Contaminated Land

The amendment complies with Ministerial Direction 1 (Potentially contaminated land). It does include rezoning of land to NRZ that could potentially be contaminated, given the TZ can be used for a range of uses including industry. The NRZ allows for sensitive uses. A preliminary site investigation of current and historical land uses of the TZ land was undertaken with none found that may cause contamination.

Direction No. 11: Strategic Assessment of Amendments

The amendment complies with Ministerial Direction No. 11: (Strategic Assessment of Amendments) under section 12 of the PE Act. The amendment is consistent with this direction which ensures a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces. This explanatory report provides a comprehensive strategic evaluation of the amendment and the outcomes it produces.

How does the amendment support or implement the Planning Policy Framework and any adopted state policy?

The amendment is consistent with the following clauses of the Planning Policy Framework and will assist in achieving objectives of the clauses:

Clause 11.01-1S – Settlement

The amendment is consistent with the objective of this Clause “to promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements” as well as implementing several strategies, by focusing growth in Ruby Town and guiding the development of Ruby Town through implementation of the *Ruby Town Structure Plan*, including reinforcing an urban settlement boundary.

Clause 11.01-1R – Settlement – Central region

The amendment accords with the *Eucalyptus South Regional Growth Plan* and the strategy to “support sustainable growth and expansion of Ruby Town to capitalise on its proximity to Green Hill” and the application of an urban growth boundary to Ruby Town.

Clause 11.02-1S – Supply of urban land

The amendment is consistent with the objective “to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses” and implements several strategies by identifying a future growth area for rezoning to residential when supply is required.

Clause 11.02-2S– Structure planning

The amendment supports the objective of this clause *“to facilitate the orderly development of urban areas”* by implementing a structure plan which will guide the orderly growth and development of Ruby Town.

Clause 11.03-2S Growth Areas and 11.03-6S Regional and local places

Ruby Town is well located as a growth area and meets several of the strategies of these clauses by being located on a key transport network, improving the diversity of housing type for the municipality, and providing guidance for development in a sequence.

Clause 12.01-1S Protection of biodiversity, Clause 12.01-1L Protection of biodiversity – Gumnut Shire and Clause 12.01-2S – Native vegetation management

The amendment implements the objectives and strategies in these clauses by applying the Vegetation Protection Overlay to areas with significant native vegetation across Ruby Town to minimise the removal of vegetation across the township.

Clause 13.02-1S – Bushfire planning

The amendment meets the requirements for bushfire protection, minimisation and management as discussed earlier in the explanatory report under ‘Bushfire Risk’.

Clause 13.03-1S Floodplain Management and Clause 13.03-1L Floodplain Management – Gumnut Shire

The amendment supports these clauses by applying the Floodway Overlay and Land Subject to Inundation Overlay to land subject to flooding identified in the *Sandy Creek Flood Study, 2018*. These controls will assist in the protection of life, property and community infrastructure from flood hazard, while retaining the natural function and health of the waterways.

Clause 15.01-5S Neighbourhood character

Ruby Town has a semi-rural character which includes vegetation, low or no front fences and predominantly single-storey dwellings. The NRZ1, together with the DDO31, will support the objective of this clause *“to recognise, support and protect neighbourhood character, cultural identity, and sense of place”*.

Clause 15.03-1S Heritage conservation

This amendment is consistent with the objective *“to ensure the conservation of places of heritage significance”* as it applies heritage overlays to identified heritage places.

How does the amendment support or implement the Municipal Planning Strategy?

The amendment is consistent with the following clauses of the Municipal Planning Strategy and will assist in achieving objectives of the clauses as follows:

- The amendment implements the strategic directions for settlement (Clause 02.03) by managing growth that protects the prominent hillsides that surround Ruby Town and maintaining multiple development fronts as a means of facilitating a competitive and affordable land supply.
- The amendment recognises the importance of heritage values of the Gumnut Shire (Clause 02.01 – Context) and supports the vision of Gumnut Shire as a place that recognises the unique history and diverse cultures (Clause 02.02 – Vision) and protects the town’s valuable sites, places and features of cultural heritage significance (Clause 02.03 – Strategic Directions) by identifying significant heritage places and protecting heritage places by applying the Heritage Overlay.
- The amendment implements the strategic directions for environmental and landscape values by applying the Vegetation Protection Overlay to native vegetation and habitat for threatened species.
- The amendment implements the strategic directions for environmental risks and amenity (Clause 02.03) by introducing Flood Overlay controls and considering the potential risks of bushfire in identifying new residential areas.

Does the amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victoria Planning Provisions by updating and amending the Planning Policy Framework to implement objectives and strategies to achieve the strategic directions set by the structure plan.

Further, the amendment proposes to rezone land to the NRZ which is consistent with *Planning Practice Note. 91: Using the residential zones* as the type of residential development sought in this location of Ruby Town will be predominantly single-storey housing.

The amendment applies a DDO to the areas proposed to be rezoned to NRZ to manage setbacks to mitigate bushfire risk and apply fence controls.

A Vegetation Protection Overlay Schedule is proposed to protect significant native vegetation in roadsides and patches for their biodiversity and habitat values, consistent with the *Planning for biodiversity guidelines* (DELWP, December 2017).

The application of the Heritage Overlay and associated statements of significance is the appropriate Victoria Planning Provisions tool for the protection of heritage places of local significance. The application of the Heritage Overlay and statements of significance have been prepared in accordance with *Planning Practice Note 1: Applying the Heritage Overlay*.

Consistent with *Planning Practice Note 12: Applying the Flood Provisions in Planning Schemes*, consideration was given to the level of flood risk, and depth and velocity of flood waters in choosing planning scheme tools. The Wombat Valley Catchment Management Authority supports the application of the Floodway Overlay and the Land Subject to Inundation Overlay Schedule 1 to flood-prone areas along Sandy Creek.

How does the amendment address the views of any relevant agency?

The views of all relevant agencies were sought in the development of the *Ruby Town Structure Plan, 2020*, and in the preparation of this amendment. The structure plan was prepared in consultation with the CFA, Northern Water, Department of Education and Training, Department of Transport and Planning, Department of Environment, Energy and Climate Action, Environment Protection Authority, Powercor, Wombat Valley Catchment Management Authority, SP Ausnet and Telstra.

The CFA raised concerns about managing bushfire risk in the proposed NRZ. These concerns were mitigated by the introduction of the DDO which manages setbacks from vegetated areas.

The Wombat Valley Catchment Management Authority provided the Floodway and Land Subject to Inundation Overlays mapping for the amendment.

Northern Water confirmed that the greenfield area and the proposed NRZ1 area can be serviced utilising existing infrastructure with some minor augmentation of pipeline infrastructure and pumping stations required when the later stages of development occur.

Transport for Victoria indicated it was satisfied with the Traffic Impact Assessment Report prepared to support the structure plan and the moderate growth envisaged. Therefore, it determined it will not have a detrimental impact on the three major highways that intersect at Ruby Town subject to intersection and road upgrades.

Does the amendment address relevant requirements of the *Transport Integration Act 2010*?

The amendment is consistent with the objectives and decision-making principles in the *Transport Integration Act 2010*. Specifically:

- It promotes social and economic inclusion by developing residential areas close to a transport network which is accessible by all in the community.
- It responds to the environmental sustainability by requiring new or upgraded roads to retain existing native vegetation.
- Preparation of the structure plan was supported by a traffic impact assessment that identified appropriate intersection and road upgrades to support the anticipated growth in the future greenfield area.

This amendment is unlikely to have a significant impact on the transport system as it is not significantly increasing the capacity for development, and the road network has existing capacity. The amendment includes one area being rezoned to NRZ, which will increase the population in that area over the next 10 years by approximately 2,000 people, which is not of a sufficient scale to have a significant impact on the transport system. It is also located within an area that has good road and public transport access.

The amendment also identifies a future greenfield residential area that is well located in terms of road and public transport access. Before this area is rezoned for residential use, it will be studied in detail for transport impacts and mitigation measures.

The rest of the amendment is predominantly providing design guidance and addressing, heritage, environmental and land management overlays, none of which will affect the transport system.

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The proposed amendment is expected to result in an increase in the need for planning permits, particularly where new Flood, Heritage and Vegetation Protection Overlays have been applied. However, these overlays are supported by existing local policies in the planning scheme to guide decision making, and permit exemptions in the LSIO1.

The proposed rezonings and other local policy changes are expected to have a negligible impact on the planning permit requirements given development has occurred or would already need a permit. The DDO has also been written to minimise the number of permit triggers, in that only proposals that seek a variation to the design objective will need a planning permit.

ATTACHMENT 1 – Mapping reference table

Location	Land /Area Affected	Mapping Reference	Address	Proposed changes		
				Zone	Overlay	Deletion
Ruby Town	Approximately 10.5 hectares of land bound by Pritchard Street, Rose Highway and Bulga Creek Road	Gumnut C208gumn001znMap06 Exhibition	564 Pritchard Street, 5476 Rose Highway and 2 Bulga Creek Road, Ruby Town	Rezone from TZ and RLZ, to NRZ1		
Ruby Town	Approximately 18 hectares of land at Gumnut–Ruby Town Road, Willoughby Road, and Bulga Creek Road, Ruby Town	Gumnut C208gumn013vpoMap05_06 Exhibition Gumnut C208gumn014vpoMap05_06_31 Exhibition	40 Gumnut–Ruby Town Road; 14 Willoughby Road; and 310 Bulga Creek Road, Ruby Town.		VPO5	
Ruby Town	1320 Cobb Highway, 1329 Cobb Highway and 13 Lockhart Street, Ruby Town	Gumnut C208gumn012hoMap05_06 Exhibition	1320 Cobb Highway, 1329 Cobb Highway, 13 Lockhart Street, Ruby Town		HO939 HO940 HO941	
Ruby Town	Cobb Coach Road, Sunshine Road and Cray Fish Creek Road, Ruby Town	Gumnut C208gumn002ddoMaps06_31 Exhibition	Part 3026 Cobb Coach Road, 1332 Sunshine Road and 2-36 Cray Fish Creek Road, Ruby Town	DDO31		
Ruby Town	66 properties in Ruby Town adjoining Sandy Creek	Gumnut C208gumn006lsio-foMaps05_06 Exhibition Gumnut C208gumn007lsio-foMaps05_06_31 Exhibition Gumnut C208gumn008lsio-foMaps06_31 Exhibition Gumnut C208gumn009lsio-foMaps05_06 Exhibition	Numerous *		FO1 LSIO1	