

Clinton, Gladstone UDA Development Scheme

Submissions Report

Pursuant to section 29 of the *Urban Land Development Authority Act 2007*

July 2010



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Summary of Amendments to Proposed Clinton UDA Development Scheme

Amendments affecting Residential Zone
<p>Inclusion of text which emphasises the use of the street network to gain access to the school.</p> <p>Relocation of some strategic level provisions to the Strategic Context component of the development scheme.</p>
Mapping related amendments
<p>Removal of indicative pedestrian linkage, which is shown between the collector road and Residential and Special Purpose zones. This is in response to issues raised by Clinton State School regarding access to the school. Due to security and safety concerns, it is desirable for all children to use the main entrance to the school off Harvey Road.</p> <p>Cosmetic alterations to the zoning map to enhance readability</p> <p>Relocation and renaming of the Zoning Plan (to Structure and Zoning Plan) to clarify the connection of the plan to the Outcomes for the UDA located in the Strategic Context component of the development scheme.</p>
Amendments to Schedules
<p>Deletion of definitions not relevant to this UDA.</p> <p>Amendment of Affordable Housing definition to clarify how the term is used within the development scheme, which does not include the provision of social housing.</p>
General editorial comments
<p>A range of general editorial amendments to improve readability, correct anomalies and improve clarity.</p>

Brief Summary of Key Issues Raised in the Submissions Received

Key Issue	Response
<p>Concern regarding traffic on Harvey Road.</p>	<p>Traffic modelling has been undertaken to support the development scheme and estimated traffic volumes generated by the proposed development will adequately be accommodated by the existing road network.</p>
<p>There should only be one vehicular connection point out of Harvey Road.</p>	<p>Assessment of the estimated traffic generated by the proposed development of the UDA indicate that two intersections can be accommodated on Harvey Road, including when taking account of traffic expected to be generated from future development of areas further to the south.</p> <p>It should also be noted that two intersections distributes traffic loads more evenly throughout the development while providing significantly improved emergency access to and from the development compared with a single access point.</p>
<p>Child safety concerns for children accessing Clinton Road State School.</p>	<p>The development scheme establishes a planning outcome that there are 'opportunities for pedestrian and cycle linkages through the Residential Zone to Clinton State School and the established residential area to the south of the UDA'. An indicative pedestrian link was also shown on the Zoning Plan from the Residential Zone to the southern end of the school site.</p> <p>However, the southern end of the school is currently undeveloped bushland and discussions with Clinton State School indicate that due to security and safety concerns, it is desirable for all children to use the main entrance to the school off Harvey Road.</p> <p>The potential of providing access in the longer term was considered. However, due to constraints imposed by the terrain and the potential need for a stormwater detention basin in this location, it was not deemed feasible.</p> <p>Accordingly, the pedestrian link directly to the school site has been removed from the Zoning Plan.</p>

Summary of Submissions – Proposed Clinton Development Scheme

Issue #	Issue/Comment	Response	Amendment Y-yes / N-no
GENERAL COMMENTS ON THE DEVELOPMENT SCHEME			
1	Department of Justice and Attorney-General—no comment.	Noted.	N
2	Queensland Police—no comment.	Noted.	N
3	Gladstone Regional Council—little or no information in the form of plans has been provided and therefore it is difficult to comment.	<p>The development scheme identifies a broad range of requirements applicable to proposed development of the UDA, such as for neighbourhood, block and lot design, and refers to the ULDA Guideline No.1 Residential 30 as providing further details on how to comply with the requirements. This guideline clearly describes residential development that is appropriate in the UDA and is available on the ULDA website.</p> <p>More detailed plans of road pattern, lot layout and lot sizes will form part of a separate development application.</p>	N
UDA-WIDE CRITERIA—HOUSING AND COMMUNITY			
4	The UDA will lead to a lowering of house prices in the area.	The evidence from development in other UDAs is that integration of affordable housing into mainstream housing developments does not have an adverse impact on existing property values.	N
5	Affordable housing will lead to social problems.	The evidence from development in other UDAs is that inclusion of affordable housing stock will not have adverse social impacts.	N

Issue #	Issue/Comment	Response	Amendment Y-yes / N-no
UDA-WIDE CRITERIA—NEIGHBOURHOOD, BLOCK AND LOT DESIGN			
6	Development will be ghetto style housing.	<p>The development scheme incorporates development requirements to ensure quality urban design outcomes.</p> <p>The development will include traditional house and land packages that provide a minimum of 60 percent of housing at or below the current Gladstone median house price. Also, to address the changing needs of the Gladstone community there will be some smaller lot product which could suit, among others, singles, couples looking for their first home, or retirees looking to downsize.</p>	N
7	No details on the small lot housing provisions have been provided and more information should be readily available.	The development scheme identifies a broad range of requirements applicable to proposed development of the UDA, such as for neighbourhood, block and lot design, and refers to the ULDA Guideline No.1 Residential 30 as providing further details on how to comply with the requirements. This guideline clearly describes residential development that is appropriate in the UDA and is available on the ULDA website.	N
8	<p>Department of Transport and Main Roads—because the proposed development is creating a noise sensitive development (residential) adjacent to the existing State-controlled road, development must be located and designed to ensure that traffic noise level generated on Dawson Highway will not adversely impact residential development.</p> <p>It is suggested that—</p> <ul style="list-style-type: none"> • an additional Principle is added as follows: Protects residential amenity • an additional Requirement is added as follows: Ensures development is designed to minimise impacts of traffic noise from Dawson Highway 	<p>Amenity is already mentioned in the fifth dot point of the Principles.</p> <p>Under recent amendments to the Building Act (soon to be proclaimed), new provisions provide for a new mandatory part of the Queensland Development Code (QDC) to apply to residential buildings located in identified noise transport corridors. Should any part of the UDA be included in a noise transport corridor associated with the Dawson Highway, then the QDC provisions will apply.</p> <p>Accordingly, noise provisions in the development scheme for the same purpose are not considered necessary.</p>	N
9	<p>Department of Transport and Main Roads—the maximum building height for the site is 59.5 metres under the Obstacle Limitation Surface contours of the Gladstone Airport.</p> <p>It is suggested that an additional Requirement is added as follows: Ensures development does not adversely impact on or threaten the continued safe operations of the Gladstone Airport.</p>	The highest point on the subject land is 45 metre. This allows a maximum height of 14.4 m for future buildings. The maximum height of buildings provided for in the plan is 3 storeys which will be significantly less than 14.4 m.	N

Issue #	Issue/Comment	Response	Amendment Y-yes / N-no
UDA-WIDE CRITERIA—STREET DESIGN AND PARKING			
10	Any new development will lead to increased congestion on the already busy Harvey Road.	Traffic modelling has been undertaken to support the development scheme and estimated traffic volumes generated by the proposed development will adequately be accommodated by the existing road network.	N
11	Safety concerns for children accessing the Clinton State School when there is an increased amount of traffic on the already busy Harvey Road.	<p>This is not a Development Scheme matter.</p> <p>The general matter of traffic volumes on Harvey Road and access to the school, is an important consideration for the Gladstone Regional Council, particularly having regard to increased traffic expected from future development to the south off the UDA.</p>	N
12	Department of Community Safety—street widths within the urban development areas need to be designed to allow for the clear passage of fire service vehicles, taking into account private vehicles parked on kerbs.	<p>This matter is addressed through the street and lane design elements of ULDA Guideline No. 01 Residential 30. This guideline operates in conjunction with Queensland Streets and AusRoads. This guideline is called up by the Development Scheme to be used in the development assessment process.</p> <p>The development application process will ensure development is undertaken in accordance with relevant standards.</p>	N
13	Department of Community Safety—the projects will require mitigation strategies around the provision of egress to the road networks within the project areas for emergency service responses.	The development application process will ensure development is undertaken in accordance with relevant standards.	N
14	Department of Transport and Main Roads—would be pleased to see planning of the UDA ensures the provision of travel routes (pedestrian / cycling) to safely connect to and provide continuation of existing travel routes to and from schools in the area. In this regard the opportunity exists to provide new safe pedestrian /cycling pathways in the UDA connecting directly to Clinton State School.	<p>The development scheme establishes a planning outcome that there are 'opportunities for pedestrian and cycle linkages through the Residential Zone to Clinton State School and the established residential area to the south of the UDA'. An indicative pedestrian link was also shown on the Zoning Plan from the Residential Zone to the southern end of the school site.</p> <p>However, the southern end of the school is currently undeveloped bushland and discussions with Clinton State School indicate that due to security and safety concerns, it is desirable for all children to use the main entrance to the school off Harvey Road.</p> <p>The potential of providing access in the longer term was considered. However, due to constraints imposed by the terrain and the potential need for a stormwater detention basin in this location, it was not deemed feasible.</p> <p>Accordingly, the pedestrian link directly to the school site has been removed from the Zoning Plan.</p>	Y Amendment 20

Issue #	Issue/Comment	Response	Amendment Y=yes / N=no
15	Gladstone Regional Council—given Harvey Road is a major collector road, it is considered that only one connection point out of Harvey Road should be allowed for the development.	<p>Assessment of the proposed traffic generated by the proposed development of the UDA indicate that two intersections can be accommodated on Harvey Road, including when taking account of traffic expected to be generated from future development of areas further to the south.</p> <p>It should also be noted that two intersections distributes traffic loads more evenly throughout the development while providing significantly improved emergency access to and from the development compared with a single access point.</p>	N
16	Gladstone Regional Council—the relationship with the open space network to the east of the site should also be explored.	The possibility of connecting to the open space network to the east has been considered but is not practical in terms of nature and cost of the works involved, having regard to the scale of development proposed in the UDA.	N
UDA-WIDE CRITERIA—ENVIRONMENT AND SUSTAINABILITY			
17	<p>Department of Community Safety—the scheme does not address the requirements of State Planning Policy (SPP) 1/03 – Mitigating the Adverse Impacts of Flood Bushfire and Landslide.</p> <p>At an appropriate time in the planning process, DCS requires information regarding mitigation of natural hazards.</p>	The development scheme addresses State Planning Policy 1/03 to the extent required by the Policy. Landslide is not an issue and the development will be above the 100 year ARI. Bushfire risk for Clinton is low. The development scheme also calls up guidelines which specifically mention SPP 1/03 as the relevant document for these issues.	N
18	<p>Department of Transport and Main Roads—it is important that stormwater flows are managed to ensure that the development does not increase risk of flooding the Dawson Highway.</p> <p>It is suggested that the additional words ‘ensuring no adverse impacts on the Dawson Highway’ are added after ‘appropriately manages stormwater’.</p>	The current statement includes the Dawson Highway to the extent that it is relevant. There is no need to identify only the potential impacts on the highway.	N

Issue #	Issue/Comment	Response	Amendment Y-yes / N-no
RESIDENTIAL ZONE			
19	<p>Department of Transport and Main Roads—the annotation indicative pedestrian linkage should be relabelled as 'Indicative Pedestrian and Cyclist Linkages' or 'Indicative Shared Pathways'</p> <p>Additional indicative linkages should be illustrated on the map which demonstrate:</p> <ul style="list-style-type: none"> - well connected through site connections - connections to, across and along the Harvey Road bus route - a possible connection from the UDA site under the Dawson Highway to the shared pedestrian/cyclist pathway along the north-western side of the Dawson Highway. 	<p>The Zoning Plan will be amended to refer to 'Indicative Shared Linkages'.</p> <p>Identification of general linkages through the site and to Harvey Road using paths along streets is not necessary.</p> <p>The possibility of linking to the shared pathway along the north western side of the Dawson Highway has been considered but is not practical in terms of the nature and cost of the works involved, and the scale of development proposed in the UDA.</p>	<p>Y Amendment 19</p>
20	<p>Department of Transport and Main Roads—add 'ensuring no vehicular access to the Dawson Highway' to the end of the following statement in Zone provisions ' safe locations for primary vehicular access from the Residential Zone to Harvey Road'</p>	<p>The existing statement and zoning plan make it clear that vehicular access is only available to Harvey Road.</p>	<p>N</p>
21	<p>Residential development will lead to a loss of wildlife. This land is a wildlife corridor and should not be used for residential development.</p>	<p>The land has been designated for residential purposes under the existing planning scheme for a number of years and has not been identified as an area of environmental significance.</p>	<p>N</p>
22	<p>Building a park right behind the school will encourage low income people to congregate there resulting in an unsafe environment for residents especially children.</p>	<p>It is not intended to provide a park at the rear of the Clinton State School.</p> <p>It may be necessary for a stormwater management area to located south of the school; however this area would not function as a park.</p>	<p>N</p>
23	<p>Purchased the land a couple of years ago still believing it to be school reserve.</p>	<p>The Gladstone Plan which took effect on the 29 December 2006 zones the land Residential.</p>	<p>N</p>
24	<p>Will high fencing be provided behind our house, along our boundary with this new development?</p>	<p>Fencing is a matter dealt with at the development phase and will be negotiated with adjoining land owners on a case by case basis.</p>	<p>N</p>
25	<p>The lots at the back of the development should be the largest in the development.</p>	<p>The size of lots and their relative location in the subdivision is determined at the time a development application is made and assessed.</p>	<p>N</p>

Issue #	Issue/Comment	Response	Amendment Y-yes / N-no
26	Gladstone Regional Council—the development includes the potential use of the school expansion site which is not considered appropriate. It is considered that future school expansion should not be compromised by the proposal.	The part of the school site identified as potential future residential expansion will only be used for that purpose if it is determined that the land is surplus to the school's needs. The decision will be made by Education Queensland in conjunction with the school, not the ULDA.	N
INFRASTRUCTURE			
27	Department of Employment, Economic Development and Innovation—ensure that the relevant electricity entities (Powerlink QLD and Ergon Energy Corporation Ltd) are consulted regarding any network plans they may have for these areas.	Agreed. Both these entities were sent copies of the proposed development scheme.	N
28	Powerlink Queensland—the proposed developments will not impact Powerlink Queensland's assets negatively as they are not near any Powerlink easements and don't conflict with any known future corridor alignment.	Noted.	N
29	Department of Community Safety—access to reticulated water supplies or alternative/recycled water supplies is made available for emergency use through the provision of in-ground spring hydrants.	This is not a matter for the development scheme. The development application process will ensure development is undertaken in accordance with relevant standards.	N
30	Department of Education and Training—the department has a number of schools in the vicinity of the area proposed for the Clinton UDA and is satisfied these facilities can meet any increased capacity arising from the development.	Noted.	N
31	Department of Communities—although not specifically stated in the Proposed Development Scheme, it is understood that if the State or statutory body representing the State proposes or starts development, the State or body is not required to pay for infrastructure provision in the way of infrastructure charges or contributions to headworks charges. If the exemption for infrastructure charges is not currently envisaged for development by the State in this area, it is requested that this provision be incorporated in the final document.	As for other urban development areas, development for public housing, as defined under the <i>Sustainable Planning Act 2009 (SPA)</i> , is made exempt under the Andergrove development scheme. Such exempt housing will not trigger infrastructure charges.	N
32	With regard to infrastructure charges the scheme states: "Infrastructure charges will be based on GRC's applicable policy. Infrastructure delivered as part of the development may be credited against the monetary credit that otherwise applies". It is considered that credit should only be given	Rates for infrastructure charges will be approved by the State Government in conjunction with final approval of the Development Scheme. Rates will be based on Gladstone Regional Council's applicable charges at the time.	N

Issue #	Issue/Comment	Response	Amendment Y-yes / N-no
	for trunk infrastructure identified by these polices and constructed as part of the development consistent with infrastructure outcomes for private sector development.		

Issue #	Issue/Comment	Response	Amendment Y-yes / N-no
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COMMUNITY CONSULTATION

33	ULDA has asked the opinions of those in Clinton, they live across the highway and so will not be affected. Residents of Caringa Park should be asked.	The UDA is within the suburb of Clinton. The ULDA has sought input on the proposed Development Scheme from the whole Gladstone community.	N
34	Department of Community Safety—the Queensland Ambulance Service needs to be advised of any construction, upgrading or relocation of infrastructure, including roads, rail, level crossings, bridges, tracks, parks and pathways for review of impact upon the delivery of ambulance operations from the ambulance stations to road network locations within the project area.	This is not a matter for the development scheme. This will be dealt with as part of the standard development assessment and approval process.	N
35	Department of Community Safety — Queensland Ambulance Service needs to be advised of any impact on existing telecommunications infrastructure that may impact on access to communications between the Ambulance Communications Centre and ambulance facilities and/or vehicles.	This is not a matter for the development scheme. A condition of any development approval for subdivision requires the applicant to enter into an agreement with a telecommunications provider and construct the services in accordance with the agreement.	N

MISCELLANEOUS

36	Department of Community Safety—the projects need to be included into the Gladstone and Mackay local government disaster management plans and planning policies.	In accordance with section 59(1)(b) of the <i>Urban Land Development Authority Act 2007</i> the ULDA will notify Gladstone Regional Council of all development application decisions. It is then the responsibility of the Council to include the projects in their plans and policies.	N
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List of amendments

Amendment #	Nature of amendment	Reason
1 INTRODUCTION		
1	<p>Page 1, 1.3 Purpose of the development scheme</p> <p>Insert new paragraph after paragraph 1—</p> <p>The purpose of the development scheme is to establish the overall intentions for development of the UDA as well as identify a broad range of requirements applicable to proposed development.</p>	To explicitly state the purpose of the development scheme.
2 STRATEGIC CONTEXT		
2	<p>Page 3, 2.2 Planning Outcomes for the UDA</p> <p>Replace title—</p> <p>'2.2 Planning Outcomes for the UDA'</p> <p>with</p> <p>'2.2 Outcomes for the UDA'</p>	To clarify the applicability of the outcomes for the UDA to the Infrastructure Plan and Implementation Strategy, as well as the Land Use Plan.
3	<p>Page 3, 2.2 Planning Outcomes for the UDA</p> <p>Insert Map 2: Clinton UDA Zoning Plan, move from 3.4 Zone provisions (page 8)</p> <p>Amend title to—</p> <p>'Map 2: Clinton UDA Zoning Plan'</p> <p>to</p> <p>'Map 2: Clinton UDA Structure and Zoning Plan'</p>	As the zoning plan also includes strategic elements, it has been renamed and relocated to the Strategic Context component of the development scheme to improve clarity and readability.
4	<p>Page 3, 2.2 Planning Outcomes for the UDA</p> <p>Insert new text—</p> <p>'The outcomes for the UDA are broadly illustrated in Map 2: Clinton UDA Structure and Zoning Plan. Map 2 shows the zones for regulating land uses and the key structural elements within the UDA, including:'</p>	These provisions support the Zoning Plan that has been relocated from the Zoning Provisions to the Strategic Context.
5	<p>Page 3, 2.2 Planning Outcomes for the UDA</p> <p>Insert text related to Map 2 (move from 3.4 Zone provisions, page 8)—</p> <ul style="list-style-type: none"> • 'the area appropriate for a new residential community • the existing Clinton State School and opportunities for future expansion of school facilities • a potential urban expansion area, where residential development may occur if it is determined following consultation with the Queensland Department of Education and Training and Clinton State School that the land is surplus to future education needs • The street pattern connects the community and 	These strategic level provisions have been relocated from the Zone Provisions to the Strategic Context component of the development scheme to improve clarity and readability.

Amendment #	Nature of amendment	Reason
	<p>prioritises walking and cycling, in particular facilitating access to Clinton State School</p> <ul style="list-style-type: none"> • safe locations for primary vehicular access from the Residential Zone to Harvey Road • opportunities for pedestrian and cycle linkages through the Residential Zone to the established residential area to the south of the UDA • opportunities for a neighbourhood park that provides for recreational activities and contributes to the amenity and character of the area.' <p>Re-number subsequent pages in relation to new content added to page 3.</p>	
6	<p>Page 3, 2.2 Planning Outcomes for the UDA, 'Be a livable community by:'</p> <p>Replace dot point 3—</p> <p>'ensuring development is sensitive to the environment by using, where possible efficient sources of energy and waste disposal'</p> <p>with</p> <p>'ensuring development is sustainable by minimising impacts to the local environment, by promoting efficient use of energy, water and materials and minimising waste generation'</p>	To improve clarity of the outcome.
3 LAND USE PLAN		
7	<p>Page 4 - 10, Land Use Plan</p> <p>Replace —</p> <p>'planning outcomes'</p> <p>with</p> <p>'outcomes'</p>	To clarify the applicability of the outcomes for the UDA to the Infrastructure Plan and Implementation Strategy, as well as the Land Use Plan.
8	<p>Page 4, Figure 1: Components of the land use plan and their relationship</p> <p>Amend the listed UDA-wide criteria to reflect the headings in 3.3 UDA-wide criteria.</p> <p>Remove 'Zone Provisions' as an item under the UDA-wide criteria.</p>	To improve clarity of the UDA wide criteria. The UDA-wide criteria incorrectly included 'Zone Provisions'.
9	<p>Page 5 Section 3.2.7 Land not included in a zone, paragraph 2</p> <p>Replace</p> <p>'Where the unallocated land is adjoined by land included in the same precinct, the unallocated land is deemed to be included in that zone'</p>	To improve the clarity of the intent.

Amendment #	Nature of amendment	Reason
	<p>with</p> <p>'Where the unallocated land is adjoined by land in a zone, the unallocated land is deemed to be included in that zone'</p>	
10	<p>Pages 6 - 7, 3.3 UDA-wide criteria</p> <p>Omit the headings Principle and Requirements within each of the topics contained in UDA wide criteria.</p>	<p>'Principle' and 'Requirements' are additional headings which are not referred to elsewhere and may be confused with other terms of 'outcome' and 'UDA-wide development requirements'.</p>
11	<p>Page 6, 3.3 UDA-wide criteria</p> <p>Replace footnote—</p> <p>'Including ULDA guideline no. 01 Residential 30, Affordable housing strategy and the Accessible housing and Sustainability guideline.'</p> <p>with</p> <p>'Including ULDA Guideline no. 01 Residential 30, Affordable Housing Strategy and the Accessible Housing and Environment and Sustainable Development Guideline.'</p>	<p>To reflect the change in name of the Sustainability guideline to Environment and sustainable development guideline.</p>
12	<p>Page 6, 3.3.1 Housing and community</p> <p>Insert new dot point—</p> <p>'deliver 10% as accessible housing to meet the changing needs of people and households over time'</p>	<p>The ULDA sets targets for accessible housing; this was an omission in the development scheme.</p>
13	<p>Page 6, 3.3.2 Neighbourhood, block and lot design, Requirements,</p> <p>Replace dot point 9—</p> <p>'provides opportunities to benefit from solar access and prevailing breezes'</p> <p>with</p> <p>'incorporates orientation for solar access and natural ventilation.'</p>	<p>To provide clarity of intent</p>
14	<p>Page 7, 3.3.4 Environment and sustainable development,</p> <p>Rename heading to—</p> <p>'Environment and sustainability'</p>	<p>To improve clarity.</p>
15	<p>Page 7, 3.3.4 Environment and sustainable development,</p> <p>Replace dot point 3 in first set of dot points—</p> <p>'protection of amenity, environmental and resource values'</p> <p>with</p>	<p>To provide consistency with the proposed Environment and Sustainable Development guideline.</p>

Amendment #	Nature of amendment	Reason
	'protection of amenity, ecological values and natural systems'	
16	<p>Page 7, 3.3.4 Environment and sustainable development, Requirements,</p> <p>Replace dot point 1—</p> <p>'minimises adverse impact on the environmental values of the receiving waters and wetlands'</p> <p>with</p> <p>'minimises adverse impact on the environmental values of the receiving waters'</p>	To provide consistency with the proposed Environment and Sustainable Development guideline.
17	<p>Page 7, 3.3.4 Environment and sustainable development, Requirements,</p> <p>Replace dot point 5—</p> <p>'promotes the efficient use of resources, maximises recycling opportunities and reduces waste generation'</p> <p>with</p> <p>'incorporates leading energy efficiency² and water efficiency practices, maximises recycling opportunities and reduces waste generation</p> <p>² For Class 1 and Class 2 buildings (as defined in the Building Code of Australia 2009) the Queensland Development Code MP 4.1 Sustainable buildings outlines minimum requirements in terms of energy efficiency and efficient fixtures for water conservation.'</p>	To provide consistency with the proposed Environment and Sustainable Development guideline.
18	<p>Page 7, 3.3.4 Environment and sustainable development, Requirements,</p> <p>Replace dot point 6—</p> <p>'adopts leading energy efficiency standards and distributed energy systems within the built environment and encourages the generation of renewable energy²</p> <p>² For Class 1 and Class 2 buildings (as defined in the Building Code of Australia 2009) the Queensland Development Code MP 4.1 Sustainable buildings outlines minimum requirements in terms of energy efficiency and efficient fixtures for water conservation.'</p> <p>with</p> <p>'promotes the adoption of decentralised energy generation systems and natural ventilation to reduce energy use'.</p>	To provide consistency with the proposed Environment and Sustainable Development guideline.
19	Page 8, Map 2: Clinton UDA Zoning Plan , Legend	<p>In response to key issue 19.</p> <p>To more clearly describe the use and purpose of the</p>

Amendment #	Nature of amendment	Reason
	<p>Replace text in Other Elements— 'Indicative Pedestrian Linkages' with 'Indicative Shared Pathways'</p>	<p>indicative pathways.</p>
20	<p>Page 8, Map 2: Clinton UDA Zoning Plan Remove arrow shown between collector road and Residential and Special Purpose Zones.</p>	<p>In response to key issue 14 and discussions with Clinton State School. Due to security and safety concerns, it is desirable for all children to use the main entrance to the school off Harvey Road.</p> <p>Accordingly, the pedestrian link directly to the school site has been removed from the Zoning Plan.</p> <p>The potential of providing access in the longer term was considered. However, due to constraints imposed by the terrain and the potential need for a stormwater detention basin in this location, it was not deemed feasible.</p> <p>Accordingly, the pedestrian link directly to the school site has been removed from the Zoning Plan.</p>
21	<p>Page 8, 3.4 Zone provisions Replace dot point 6— 'opportunities for pedestrian and cycle linkages through the Residential Zone to Clinton State School and the established residential area to the south of the UDA' with 'opportunities for pedestrian and cycle linkages through the Residential Zone to the established residential area to the south of the UDA'</p>	<p>In response to discussions with Clinton State School. Due to security and safety concerns, it is desirable for all children to use the main entrance to the school off Harvey Road.</p> <p>Accordingly, the pedestrian link directly to the school site has been removed from the Zoning Plan.</p> <p>The potential of providing access in the longer term was considered. However, due to constraints imposed by the terrain and the potential need for a stormwater detention basin in this location, it was not deemed feasible.</p> <p>Accordingly, the pedestrian link directly to the school site has been removed from the Zoning Plan.</p>
22	<p>Page 8, 3.4 Zone provisions, Delete dot point 5— 'a safe location for vehicular access from Harvey Road to Clinton State School'</p>	<p>The ULDA will not have a role in any new road works in association with Clinton State School.</p> <p>(see amendment 5 that relocates these provisions)</p>
23	<p>Page 8, 3.4 Zone provisions Delete text— The zoning plan also demonstrates key elements of the Clinton UDA planning outcomes including:</p> <ul style="list-style-type: none"> • the area appropriate for a new residential community • the existing Clinton State School and opportunities for future expansion of school facilities • a potential urban expansion area, where residential development may occur if it is determined following consultation with the Queensland Department of Education and Training and Clinton State School that the land is surplus to future education needs • safe locations for primary vehicular access from the 	<p>These strategic level provisions have been relocated from the Zone Provisions to the Strategic Context component of the development scheme to improve clarity and readability.</p>

Amendment #	Nature of amendment	Reason
	Residential Zone to Harvey Road <ul style="list-style-type: none"> opportunities for pedestrian and cycle linkages through the Residential Zone to the established residential area to the south of the UDA opportunities for a neighbourhood park that provides for recreational activities and contributes to the amenity and character of the area. 	
24	Page 9, 3.4.1 Residential Zone intent Amend last sentence in first paragraph— ‘Other uses are not anticipated in the zone’ to ‘Other uses are not anticipated in the zone except home based business.’ Delete ‘Home based businesses are permitted in the Residential Zone’.	To improve the clarity about other uses that are appropriate in the Residential Zone.
25	Page 9, 3.4.1 Residential Zone intent , Delete paragraph 3— ‘The street pattern connects the community and prioritises walking and cycling.’	This text has been amended and inserted into 2.2 Outcomes for the UDA, as part of text relocated from 3.4 Zone Provisions. See amendment 5 above.
5 INFRASTRUCTURE PLAN		
26	Page 11, Infrastructure Replace ‘planning outcomes’ with ‘UDA outcomes’	To clarify the applicability of the outcomes for the UDA to the Infrastructure Plan and Implementation Strategy, as well as the Land Use Plan.
6 IMPLEMENTATION STRATEGY		
27	Page 12, Implementation Replace ‘The implementation strategy describes other strategies and mechanisms that the ULDA will use to complement the land use plan and infrastructure plan to achieve the planning outcomes for the UDA.’ With ‘The implementation strategy describes other strategies and mechanisms that the ULDA will use to complement the land use plan and infrastructure plan to achieve the outcomes for the UDA.’	To clarify the applicability of the outcomes for the UDA to the Infrastructure Plan and Implementation Strategy, as well as the Land Use Plan.

Amendment #	Nature of amendment	Reason
28	<p>Page 12, Preparing a UDA development application</p> <p>Replace 'ULDA Sustainability Policy' with 'ULDA Environment and sustainable development guideline'</p>	<p>The inclusion of the Sustainability Policy was an error. Applicants will need to refer to the proposed ULDA Environment and sustainable development guideline'</p>
29	<p>Page 12, Key stakeholder consultation, Implementation mechanisms</p> <p>Replace text in dot points 1 and 2— 'local governments' with 'Gladstone Regional Council'</p>	<p>To refer specifically to the relevant local government.</p>
7 SCHEDULES		
30	<p>Page 18, Schedule 2 Definitions</p> <p>Delete following definitions—</p> <p>Commercial Uses – Business</p> <p>Industrial Uses – Extractive industry, General industry and Warehouse</p> <p>Retail Uses/Retail – Fast food premises, Market, Service station, Shop, Shopping centre</p> <p>Rural Uses – Agriculture</p> <p>Service, community and other uses – Caretaker's accommodation, Car park, Community facility, Emergency service, Place of assembly</p> <p>Sport, recreation and entertainment uses – Club, Indoor sport, entertainment and recreation, Outdoor sport and recreation</p> <p>Administrative definitions – High water mark, Significant vegetation.</p>	<p>As these uses are all regulated in the same way and are not otherwise referred to in the development scheme, there is no need to include definitions.</p>
31	<p>Page 15, Schedule 2: Definitions, Use definitions, House</p> <p>Replace—</p> <p>'Use of premises for residential purposes where on its own lot, used as one self contained dwelling and not subject to community title.'</p> <p>with</p> <p>'Use of premises for residential purposes where on its own lot, used as one self contained dwelling.'</p>	<p>A house can be on a lot subject to a community title.</p>

Amendment #	Nature of amendment	Reason
32	<p>Page 15, Schedule 2: Definitions, Use definitions, Multiple Residential</p> <p>Replace—</p> <p>‘Use of premises for residential purposes if there are two or more dwelling units on any one lot or on its own lot and subject to a community titles scheme. Multiple Residential does not include a house, as defined herein.’</p> <p>with</p> <p>‘Use of premises for residential purposes if there are two or more dwelling units on any one lot or on its own lot and may be subject to a community titles scheme. Multiple Residential does not include a house, as defined herein.’</p>	Multiple residential does not have to be subject to a community title scheme.
33	<p>Page 17, Schedule 2: Definitions, Administrative definitions, Affordable Housing</p> <p>Replace—</p> <p>‘Affordable housing is housing which can be reasonably afforded by low to moderate income households. Housing can reasonably be afforded by low income households, if the household spends no more than 30% of its combined annual gross household income on rent or 35% of its combined annual gross household income on home ownership.</p> <p>Affordable housing encompasses:</p> <ul style="list-style-type: none"> • Private rental housing and home purchase options (including housing aimed at the first home owners market) • Social housing (including public and community housing)’ <p>with</p> <p>‘Affordable housing means private rental housing and home purchase options (including housing aimed at the first home owners market) for low to moderate income households².</p> <p>2 Refer to the ULDA Affordable Housing Strategy’.</p>	To clarify how the term is used within the development scheme, which does not include the provision of social housing.