

MEDIA RELEASE

Community Triumph: Rejection of Arundel Hills Golf Course Development Upheld by Gold Coast City Council

Gold Coast, Queensland (25 January 2024) – In a significant victory for community cohesion, the proposed redevelopment of the former Arundel Hills Country Club golf course has been rejected today by Gold Coast City Councillor members. This decision is a direct response to the city's Planning and Environment Committee's recommendations and widespread public opposition within the community, which highlights the concerns expressed by residents.

The Development Application (MCU/2023/84), submitted by Arundel Estate Developments Pty Ltd, the developer behind the application, aimed to create 380 new housing lots. It also proposed allocating land to A.B. Paterson College, a private school, located in the vicinity of the existing golf course, for the exclusive development of sporting facilities for their students. In its detailed assessment, city officers determined that the proposal would result in significant conflict with the City Plan, and the resulting loss of sport and recreation land would not only adversely impact the liveability of the city, but also have a catastrophic impact on existing fauna.

Arundel Hills Community Association President Mr Jason Young was elated at the council's decision. "Arundel residents and the broader Gold Coast community held a justifiable expectation that all development activities at the former Arundel Golf Club would adhere to the Gold Coast's City Plan, all while undergoing due process. Today's rejection of the development application unequivocally demonstrates that shared community values have prevailed, and we wholeheartedly commend the Council for their decision." Mr Young said.

Gold Coast Councillor Mark Hammel commented on the city's Planning and Environment Committee's decision as being one of the strongest refusals by Council Officers on a DA that he'd seen, and if the developers chose to appeal the refusal, the council would defend its decision "with all resources available to it".

During the formal public notification period, members of the public were invited to lodge submissions to have their say on the development application. The GCCC received a resounding 1,163 submissions from the public rejecting the development, versus just 119 in favour.

"The rejected development application required a material change of use of the golf course and is not what the Council proposed for this area. Additionally, the proposed residential density is significantly out of character with the established character of the existing residential neighbourhood" Mr Young said.

"The proposed high-density housing development, which includes blocks as small as 285 sqm, significantly contrasts with the existing larger block sizes of 700-1000 sqm in Arundel Hills. This departure from the current amenity not only fails to align with the

neighbourhood's character, but also jeopardises the green outlook of the golf course and trees that residents bought into."

In their submissions, the community strongly expressed their opinion that any change from the current sports and recreation zoning, would have extensive consequences, particularly causing irreversible loss to valuable greenspace and critical wildlife habitats, notably affecting the struggling koala population.

Mr Young further commented that "the land is environmentally significant. Many indigenous species of wildlife reside on this golf course, inclusive of koalas which are listed as endangered in Queensland. The Council's vote is essentially also a vote to protect their habitat, which was also a major concern for the community and which we welcome."

Community concerns were raised about the heightened susceptibility to flooding, because of water catchment run-off from the new housing development. The increased volume and speed of run-off could lead to local flooding, posing serious threats to both new and existing properties in the vicinity.

The impact of increased traffic congestion resulting from the proposed development is not only a practical concern but also a direct contradiction to the established character of the suburb. The City Plan, formulated to preserve and enhance the liveability of neighbourhoods, explicitly outlines measures to prevent such adverse impacts on existing communities. The imposition of increased traffic demands stemming from the proposed development not only runs counter to the City Plan but also undermines the overall appeal that make Arundel Hills an attractive place to live.

"The negative impacts on our local community resulting from rapid housing development raises concerns for everyone about the loss of green spaces, more strain on existing infrastructure, and potential disruption to local ecosystems. It's a complex challenge but we're taking a strong stand now to preserve our natural environment for the future."

To read the full report on the application for a preliminary approval for a material change of use for the Arundel Hills Residential Estate, including a variation request at Lots 18 and 21 Arundel Drive, Arundel, [CLICK HERE](#).

--ENDS --

About Arundel Hills Community Association

Arundel Hills Community Association is a group standing behind Arundel residents who have rightful concerns regarding any development at the former Arundel Hills Country Club. Our objective is to be a point of community engagement, receiving and sharing information relating the site and any Development Applications lodged with Council. Residents and the wider Gold Coast community have a legitimate expectation that any development at the former Arundel Golf Club will comply with Gold Coast's City Plan and that due process will be available and transparent to residents.

Maintaining existing greenspaces is of vital importance not only for the preservation of local ecosystems, but also for our community's wellbeing. You can't replace green space. Once it's gone, it's gone forever. The Arundel Hills Country Club has been at the heart of our area for decades - it is imperative for us to preserve it for future generations.

To learn more about Arundel Hills Community Association, visit our [website](#) and our [Arundel Golf Club Community Reference Group FaceBook](#) page.

#CantReplaceGreenSpace

For more information on this media release contact:

Jason Young
Arundel Hills Community Association President
arundelhillsassociation@gmail.com
0411875047