
**OUTCOME OF CONSIDERATION OF PROPOSED CALL IN FOR A DEVELOPMENT
APPLICATION UNDER THE *PLANNING ACT 2016***

Lot 21 Arundel Drive, Arundel

In my notice of 15 April 2024, I advised that I was considering exercising my powers under section 103 of the *Planning Act 2016* to call in, assess and decide a development application made by Arundel Estate Developments Pty Ltd to the Gold Coast City Council (the council) to allow the redevelopment of the Arundel Hills Country Club for urban purposes (residential subdivision).

The site is located at Lot 21 Arundel Drive, Arundel.

After considering all written representations received on the proposed call in notice, I have decided **not** to call in the application.

In reviewing the representations made, I consider that while the application involves a state interest, in its current form the proposal does not reflect an efficient and effective use of the land when considering its unique characteristics and locational advantages.

As outlined in the *Homes for Queenslanders* plan, the Queensland Government has set out a number of strategies to deliver one million homes by 2046 while making sure the government protects its uniquely Queensland lifestyle and greenspace. I believe that the development of this site can contribute to delivering that strategy over and above what was sought by the current proposal. I see an opportunity to better reflect the site's environmental values and accommodate a greater diversity of housing types, including a minimum of 20 per cent social and affordable housing on the site. These measures will also support the regional priorities outlined in *ShapingSEQ 2023* including delivering more homes, faster.

By facilitating increased dwelling density, there may be opportunities to reduce the development footprint and provide improved outcomes for koala habitat and koala movement through the site, as well as other biodiversity values. I believe there is also an opportunity to ensure that land for open space, recreation and community uses can be secured for the enjoyment of the broader community.

To achieve these outcomes I have directed the Department to prepare a Temporary Local Planning Instrument (TLPI) for the site which will supplement the Gold Coast City Plan, whilst ensuring the council remain a key stakeholder in deciding future development applications over the site. A TLPI can include provisions that will reflect the aforementioned dwelling density, diversity and affordability, protection of environmental values and provision of recreation and open space.

I am also considering joining the appeal proceedings to ensure that state interests are appropriately represented and protected.

Dated: 5 June 2024



Meaghan Scanlon MP
Minister for Housing, Local Government and Planning
Minister for Public Works