

DRAFT TEMPORARY LOCAL PLANNING INSTRUMENT No. 1 of 2024 (ARUNDEL HILLS)

Gold Coast City Plan 2016

PART 1 – SHORT TITLE

- 1.1. This temporary local planning instrument (TLPI) may be cited as TLPI No. 1/2024 (Arundel Hills).

PART 2 – BACKGROUND

Context

- 2.1. Housing supply is a critical issue for Queensland and the whole-of-system housing plan, *Homes for Queenslanders*, sets a target of delivering one million new homes by 2046, including 53,500 social homes.
- 2.2. The former Arundel Hills Country Club site (located on land described as Lot 18 on SP231562 and Lot 21 on SP144763), has been closed since 2022 and is currently a disused private landholding of 67 hectares in size. This represents a significant opportunity for new housing supply within an existing urban area with access to infrastructure and services, as well as opportunities for rehabilitation of the former private recreational use as a golf course for the provision of sports facilities that would be available for public use.
- 2.3. The Gold Coast local government area is growing rapidly. *ShapingSEQ 2023* has set housing supply targets for the Gold Coast of 334,200 dwellings by 2031 (an additional 62,800 dwellings from 2021 to 2031) and 433,100 dwellings by 2046 (an additional 98,900 dwellings from 2031 to 2046). To achieve these targets, the Gold Coast area must uplift housing delivery from 6,280 dwellings/year in 2021-2031 to 6,593 dwellings/year in 2031-2046. However, in 2023, 4,773 residential dwellings were approved for construction which is down 16 per cent from 2022.
- 2.4. Together with Brisbane and Noosa, the Gold Coast is more expensive than other South East Queensland Local Government Areas to live. In 2021 42.1 per cent of rental households paid more than 30 per cent of income to rent and 15.7 per cent of households with a mortgage paid more than 30 per cent of income to mortgage repayments.
- 2.5. There are opportunities to better align the current local planning framework and zoning at the disused and publicly inaccessible former Arundel Hills Country Club site to be consistent with *ShapingSEQ* by achieving gently density targets, as well as realising broader community benefits such as sport and recreation, open space and conservation purposes.
- 2.6. Local, state and federal governments in Australia have signed up to a National Housing Accord. The Accord formally commenced on 1 July 2024 and commits the Commonwealth and all states and territories to a target of 1.2 million new well-located homes by mid-2029. To qualify for significant federal funding to support community infrastructure for new homes, all jurisdictions must publicly report on planning changes that unlock new supply for well-located homes on underutilised land with access to existing services and infrastructure.

PART 3 – OVERVIEW

- 3.1. This TLPI provides an overarching policy for development occurring within the TLPI Area (see **Figure 1: TLPI Area**) which enables new supply for a diverse range of housing types, an affordable housing component, security of open space and recreation areas, protection and rehabilitation of biodiversity corridors and a reduced development footprint.

PART 4 – PURPOSE OF THE TLPI

- 4.1. This TLPI sets out a bespoke planning framework for the former Arundel Hills Country Club, by setting local planning requirements for residential development, sport and recreational uses, open space and conservation areas within the TLPI Area.

The primary purpose of the TLPI is to:

- (a) ensure that development of the site incorporates an affordable housing component;
- (b) facilitate increased gentle density through residential development that integrates sensitively with the existing surrounding residential land uses and natural environment;
- (c) support innovative carparking solutions and carshare models to reduce dependency on individual car ownership
- (d) support improved biodiversity and environmental outcomes through restoration and rehabilitation of connectivity corridors; and
- (e) provide for sporting and recreational facilities that are publicly accessible and open to the broader community.

- 4.2 To achieve this purpose, the TLPI—

- (a) suspends and replaces parts of the Gold Coast City Plan (City Plan), set out in Part 7;
- (b) applies to land described as Lot 18 on SP231562 and Lot 21 on SP144763, and includes four precincts as described in the TLPI Area in **Figure 1**:
 - i. Precinct 1 - Fairways Residential
 - ii. Precinct 2 - Parkview Residential
 - iii. Precinct 3 - Sports and Recreation
 - iv. Precinct 4 - Open Space
 - v. Precinct 5 - Conservation
- (c) prescribes the categories of assessment for development subject to this instrument;
- (d) prescribes requirements for accepted development;
- (e) includes assessment benchmarks for development assessment, in the “Arundel Hills Development Code”; and
- (f) includes additional definitions for Defined Terms for:
 - i. Affordable housing component
 - ii. Arundel Hills Development Code
 - iii. Attached dwelling
 - iv. First home concession threshold
 - v. Gentle density
 - vi. Precinct 1 - Fairways Residential
 - vii. Precinct 2 - Parkview Residential
 - viii. Precinct 3 - Sports and Recreation
 - ix. Precinct 4 - Open Space
 - x. Precinct 5 - Conservation
 - xi. TLPI Area

PART 5 – DURATION OF TLPI

- 5.1. In accordance with section 9(3)(a) of the *Planning Act 2016* (the Planning Act) the TLPI starts to have effect on the day on which notice of the TLPI is published in the government gazette.
- 5.2. This TLPI will have effect in accordance with the Planning Act for a period of two years, unless otherwise repealed sooner.

PART 6 – INTERPRETATION

- 6.1. Where a term used in the TLPI is not defined, the term shall have the meaning assigned to it by–
 - (a) the Planning Act;
 - (b) associated regulations; or
 - (c) section 1.2.1(1) of the City Plan.
- 6.2. In accordance with section 8(4)(d) of the Planning Act, to the extent of any inconsistency between the City Plan or a planning scheme policy and the TLPI, the TLPI prevails.
- 6.3. To remove any doubt, this TLPI implements minimum building heights, minimum residential densities, and maximum lot size, unless otherwise stated.
- 6.4. Provisions in the City Plan to increase categories of assessment for residential uses from code assessable to impact assessable based on maximum building height, maximum residential density or minimum lot size, do not apply in the TLPI Area.
- 6.5. Except as provided otherwise in this TLPI, all other relevant aspects of the City Plan continue to apply (for example, use codes and development codes, overlay codes etc).
- 6.6. Development complies with the TLPI where:
 - (a) the purpose and overall outcomes of the Arundel Hills Development Code are complied with; or
 - (b) the performance outcomes or acceptable outcomes (if applicable) of the Arundel Hills Development Code are complied with.
- 6.7. Notes are identified by the title 'Note' and are part of this TLPI.
- 6.8. Editor's notes are extrinsic material, as per the *Statutory Instruments Act 1992*, which:
 - (a) are identified by the title 'Editor's note'
 - (b) are provided to assist with the interpretation of the TLPI
 - (c) do not have the force of law.

Note – see section 14(1) of the Statutory Instruments Act 1992 and section 14(7) of the Acts Interpretation Act 1954.

PART 7 – EFFECT OF THE TLPI

- 7.1. This TLPI is a local categorising instrument under the Planning Act which categorises development, specifies the categories of assessment and sets out assessment benchmarks for assessing assessable development. The TLPI applies to all assessable development (or accepted development subject to requirements) on land within the TLPI Area on the map in **Figure 1** referred to as the “TLPI Area”.
- 7.2. The TLPI Area incorporates the “Arundel Hills Precinct Plan” as described in **Figure 2**,

comprising:

- (a) Precinct 1 - Fairways Residential
- (b) Precinct 2 - Parkview Residential (incorporating Precinct 2a and 2b)
- (c) Precinct 3 - Sports and Recreation (incorporating Precinct 3 - Sports and Recreation - Northern and Precinct 3 - Sports and Recreation - Southern)
- (d) Precinct 4 - Open Space
- (e) Precinct 5 - Conservation.

7.3. This TLPI applies to development that is material change of use, or reconfiguring a lot, to the extent that is within the TLPI Area.

7.4. This TLPI alters the following sections of the City Plan (within the TLPI Area) when determining categories of assessment and assessment benchmarks for development to which this TLPI applies:

- (a) Suspends:
 - i. Table 5.6.1: Reconfiguring a Lot
 - ii. Table 5.5.6: MCU – Sport and recreation zone (where not in a precinct)
 - iii. Overlay map – Map 8: Residential densities overlay
 - iv. Overlay map – Map 11: Building height overlay
 - v. Overlay map – Map 3 and Map 5 Minimum lot size overlay
 - i. Sport and recreation zone code, Section 6.2.6.2 Purpose, Part A: Accepted Development Subject to Requirements and Part B – Assessment Benchmarks
 - ii. Schedule 2, SC2.6 Overlay maps – Environmental significance overlay – wetlands and waterways overlay (specifically Map 8 and Map 9) within the TLPI Area; and
- (b) Replaces the suspended sections referenced in 7(a) of this TLPI (within the TLPI Area) with the following:
 - i. Attachment A: Tables of Assessment and Relevant Assessment Criteria
 - ii. Attachment B: Requirements for Accepted Development
 - iii. Attachment C: Arundel Hills Development Code
 - iv. Attachment D: Definitions
 - v. Figure 1 – TLPI Area
 - vi. Figure 2 - Precinct Plan

7.5. The TLPI amends the purpose statement of the Sport and Recreation Zone (within the TLPI Area) in accordance with Section 6(3) of the Planning Regulation 2017. This change takes effect on the gazette date of this TLPI.

7.6. The categories of assessment for development types and relevant criteria are set out in the Table of Assessment in **Attachment A**.

7.7. The requirements for accepted development are set out in in **Attachment B**.

7.8. The assessment benchmarks under this TLPI are:

- (a) **Attachment C:** the “Arundel Hills Development Code”; and
- (b) The City Plan (unless stated otherwise)

7.9. This TLPI includes definitions as set out below in **Attachment D**.

ATTACHMENT A: Table of Assessment and Relevant Assessment Criteria**Table A1: Table of Assessment – Material Change of Use**

TABLE A1 MATERIAL CHANGE OF USE – ARUNDEL HILLS DEVELOPMENT AREA		
Precinct 1 - Fairways Residential precinct		
Activity groups	Uses	Assessment benchmarks and required outcomes
Residential activities	Accepted development subject to requirements	
	Dwelling House	Table B1; and The requirements for accepted development set out in the relevant use codes, development codes or overlay codes in the planning scheme , except to the extent of any inconsistency with the Arundel Hills Development Code.
	Dual Occupancy	Table B1; and The requirements for accepted development set out in the relevant use codes, development codes or overlay codes in the planning scheme , except to the extent of any inconsistency with the Arundel Hills Development Code.
	Home Based Business	Table B1; and The requirements for accepted development set out in the relevant use codes, development codes or overlay codes in the planning scheme , except to the extent of any inconsistency with the Arundel Hills Development Code.
	Code assessment	
	Multiple Dwelling where 3 storeys or less	Arundel Hills Development Code The relevant use codes, development codes or overlay codes in the planning scheme , except to the extent of any inconsistency with the Arundel Hills Development Code.
	Impact assessment	
	Multiple Dwelling where more than 3 storeys	Arundel Hills Development Code; and The Strategic Framework, relevant use codes, development codes or overlay codes in the planning scheme , except to the extent of any inconsistency with the Arundel Hills Development Code.
Business activities	Accepted development subject to requirements	
	Sales Office (note – sales office will be calculated as a dwelling).	Table B1; and The requirements for accepted development set out in the relevant use codes, development codes or overlay codes in the planning scheme , except to the extent of any inconsistency with the Arundel Hills Development Code.

Precinct 2a - Parkview Residential precinct		
Activity groups	Uses	Assessment benchmarks and required outcomes
Residential activities	Accepted development subject to requirements	
	Dwelling House if involving a Secondary Dwelling with a gross floor area of up to 80m ² and where under a cumulative total of 123 dwelling houses in Precinct 2a)	Table B1; and The requirements for accepted development set out in the relevant use codes, development codes or overlay codes in the planning scheme , except to the extent of any inconsistency with the Arundel Hills Development Code.
	Dual Occupancy	Table B1; and The requirements for accepted development set out in the relevant use codes, development codes or overlay codes in the planning scheme , except to the extent of any inconsistency with the Arundel Hills Development Code.
	Home Based Business	Table B1; and The requirements for accepted development set out in the relevant use codes, development codes or overlay codes in the planning scheme , except to the extent of any inconsistency with the Arundel Hills Development Code.
	Code assessment	
	Multiple Dwelling where 4 storeys or less	Arundel Hills Development Code; and The relevant use codes, development codes or overlay codes in the planning scheme , except to the extent of any inconsistency with the Arundel Hills Development Code.
	Impact Assessment	
	Dwelling house if involving a secondary dwelling with a GFA exceeding 80m ² and/or where over a cumulative total of 123 dwelling houses in Precinct 2a	Arundel Hills Development Code; and The Strategic Framework, relevant use codes, development codes or overlay codes in the planning scheme , except to the extent of any inconsistency with the Arundel Hills Development Code.
	Multiple Dwellings where more than 4 storeys	Arundel Hills Development Code; and The Strategic Framework, relevant use codes, development codes or overlay codes in the planning scheme , except to the extent of any inconsistency with the Arundel Hills Development Code.
Business activities	Accepted development subject to requirements	
	Sales Office where under a cumulative total of 123 dwelling houses in Precinct 2a. (note – sales office will be calculated as a dwelling).	Table B1; and The requirements for accepted development set out in the relevant use codes, development codes or overlay codes in the planning scheme , except to the extent of any inconsistency with the Arundel Hills Development Code.
Precinct 2b - Parkview Residential precinct		
Activity Group	Uses	Assessment benchmarks and required outcomes
Residential activities	Accepted development subject to requirements	
	Dwelling House (including Secondary Dwelling with a gross floor area of up to 80m ² and where under a cumulative total of 52 dwelling houses in Precinct 2b)	Table B1; and The requirements for accepted development set out in the relevant use codes, development codes or overlay codes in the planning scheme , except to the extent of any inconsistency with the Arundel Hills Development Code.

	Dual Occupancy	Table B1; and The requirements for accepted development set out in the relevant use codes, development codes or overlay codes in the planning scheme , except to the extent of any inconsistency with the Arundel Hills Development Code.
	Home Based Business	Table B1; and The requirements for accepted development set out in the relevant use codes, development codes or overlay codes in the planning scheme , except to the extent of any inconsistency with the Arundel Hills Development Code.
	Code assessment	
	Multiple Dwelling where 6 storeys or less	Arundel Hills Development Code; and The relevant use codes, development codes or overlay codes in the planning scheme , except to the extent of any inconsistency with the Arundel Hills Development Code.
	Impact Assessment	
	Dwelling house if involving a secondary dwelling with a GFA exceeding 80m ² and where over a cumulative total of 52 dwelling houses in Precinct 2b	Arundel Hills Development Code; and The Strategic Framework, relevant use codes, development codes or overlay codes in the planning scheme , except to the extent of any inconsistency with the Arundel Hills Development Code.
	Multiple Dwellings where more than 6 storeys	Arundel Hills Development Code; and The Strategic Framework, relevant use codes, development codes or overlay codes in the planning scheme , except to the extent of any inconsistency with the Arundel Hills Development Code.
Business activities	Accepted development subject to requirements	
	Sales Office where over a cumulative total of 52 dwelling houses in Precinct 2b (note – sales office will be calculated as a dwelling).	Table B1; and The requirements for accepted development set out in the relevant use codes, development codes or overlay codes in the planning scheme , except to the extent of any inconsistency with the Arundel Hills Development Code.
	Code assessable	
	Food and drink outlet where located within the ground floor of Multiple dwelling development and not exceeding GFA of 500m ²	Arundel Hills Development Code; and The relevant use codes, development codes or overlay codes in the planning scheme , except to the extent of any inconsistency with the Arundel Hills Development Code.
	Shop where located within the ground floor of Multiple dwelling development and not exceeding 1,500m ²	Arundel Hills Development Code; and The relevant use codes, development codes or overlay codes in the planning scheme , except to the extent of any inconsistency with the Arundel Hills Development Code.
	Health care services if: within the ground floor of Multiple dwelling development	Arundel Hills Development Code; and The relevant use codes, development codes or overlay codes in the planning scheme , except to the extent of any inconsistency with the Arundel Hills Development Code.
Precinct 3 - Sports and recreation precinct		
Activity Group	Uses	Assessment benchmarks and required outcomes

Community activities	Accepted development	
	Community Use where open to the public and involving no building work or only involving a fit out of an existing non-residential building	Table B1; and The requirements for accepted development set out in the relevant use codes, development codes or overlay codes in the planning scheme , except to the extent of any inconsistency with the Arundel Hills Development Code.
	Code assessment	
	Educational Establishment where in Precinct 3 – Sports and Recreation – Northern	Arundel Hills Development Code; The relevant use codes, development codes or overlay codes in the planning scheme , except to the extent of any inconsistency with the Arundel Hills Development Code.
Recreation and environmental activities	Accepted development	
	Park	None
	Accepted development subject to requirements	
	Environment Facility where open to the general public	Table B1; and The requirements for accepted development set out in the relevant use codes, development codes or overlay codes in the planning scheme , except to the extent of any inconsistency with the Arundel Hills Development Code.
	Indoor Sport and Recreation where open to the public and associated with an Educational Establishment in 3 – Sports and Recreation – Northern	Table B1; and The requirements for accepted development set out in the relevant use codes, development codes or overlay codes in the planning scheme , except to the extent of any inconsistency with the Arundel Hills Development Code.
	Outdoor Sport and Recreation where open to the public (including where involving lighting of sports fields/playing courts) and not a golf course and/or driving range	Table B1; and The requirements for accepted development set out in the relevant use codes, development codes or overlay codes in the planning scheme , except to the extent of any inconsistency with the Arundel Hills Development Code.
	Any use if a Temporary use and: - where located on public land, the temporary use does not occur for more than 14 consecutive days in any one calendar year; - where located on land other than public land, the temporary use does not occur for more than seven consecutive days in any one calendar year; - the temporary use does not occur for more than 28 days in any one calendar year; - the temporary use does not include any industrial or residential activities or a Party house; and - the temporary use does not require works such as vegetation clearing or other	Arundel Hills Development Code; The requirements for accepted development set out in the relevant use codes, development codes or overlay codes in the planning scheme , except to the extent of any inconsistency with the Arundel Hills Development Code.

	operational work.	
Residential activities	Code assessment	
	Caretaker's Accommodation but only where in Precinct 3 – Sports and Recreation - Northern, and where no more than one caretaker's accommodation is established on each lot that makes up the precinct.	Arundel Hills Development Code; The relevant use codes, development codes or overlay codes in the planning scheme , except to the extent of any inconsistency with the Arundel Hills Development Code.
Tourism and entertainment activities	Accepted development subject to requirements	
	Club where involving no building work; and Where any ancillary food and drink component does not involve the sale of liquor.	Table B1; and The requirements for accepted development set out in the relevant use codes, development codes or overlay codes in the planning scheme , except to the extent of any inconsistency with the Arundel Hills Development Code.
Precinct 4 - Open space Precinct & Precinct 5 - Conservation precinct		
Activity Group	Uses	Assessment benchmarks and required outcomes
Recreation and environmental activities	Accepted development subject to requirements	
	Park	Table B1; and The requirements for accepted development set out in the relevant use codes, development codes or overlay codes in the planning scheme , except to the extent of any inconsistency with the Arundel Hills Development Code.
	Any use if a Temporary use and: - where located on public land, the temporary use does not occur for more than 14 consecutive days in any one calendar year; - where located on land other than public land, the temporary use does not occur for more than seven consecutive days in any one calendar year; - the temporary use does not occur for more than 28 days in any one calendar year; - the temporary use does not include any industrial or residential activities or a Party house; and - the temporary use does not require works such as vegetation clearing or other operational work.	Arundel Hills Development Code; The requirements for accepted development set out in the relevant use codes, development codes or overlay codes in the planning scheme , except to the extent of any inconsistency with the Arundel Hills Development Code.
All precincts – any other use not mentioned in the tables above		
Impact assessment		

Table A2: Table of Assessment – Reconfiguration of a Lot

TABLE A2: RECONFIGURING A LOT – ARUNDEL HILLS DEVELOPMENT AREA	
Categories of assessment	Assessment benchmarks
Accepted development subject to requirements	
In Precinct 1 Precinct and Precinct 2 , reconfiguration of a lot where strictly in accordance with a master plan approved under this TLPI.	The approved Master Plan
Code assessment	
Any reconfiguration of a lot where: (a) proposed in a development application for a preliminary approval; (b) relating to the entirety of the land within the TLPI Area; and (c) the development application incorporates a master plan that is in accordance with the maximum lot size and minimum residential density parameters specified in Table 1 and generally in accordance with the Figure 2 – Arundel Hills Precinct Plan.	Arundel Hills Development Code; The relevant use codes, development codes or overlay codes in the planning scheme , except to the extent of any inconsistency with the Arundel Hills Development Code.
In Precinct 1 , reconfiguring a lot development for detached dwelling lots that: • is in accordance with Table 1; • yields a minimum 190 dwellings in total for the entirety of Precinct 1; and is for: - lots no greater than 400m² in area where associated with detached dwellings; or - lots no greater than 450m² where rear or corner lot; or - where associated with attached dwellings (dual occupancy or multiple dwellings) – no limit to lot size; - and • is consistent with a development permit or preliminary approval that includes an approved master plan for the entire TLPI Area (linked to staging plans, if applicable).	Arundel Hills Development Code; The relevant use codes, development codes or overlay codes in the planning scheme , except to the extent of any inconsistency with the Arundel Hills Development Code.
In Precinct 2 , reconfiguring a lot development for detached dwelling lots that: • is in accordance with Table 1; • yields a minimum 460 dwellings in total for the entirety of Precinct 2; and • is for: - lots no greater than 400m² in area where associated with detached dwellings; or	Arundel Hills Development Code; The relevant use codes, development codes or overlay codes in the planning scheme , except to the extent of any inconsistency with the Arundel Hills Development Code.

- lots no greater than 450m² where rear or corner lot; or - where associated with attached dwellings (dual occupancy or multiple dwellings) – no limit to lot size. and • is consistent with a development permit or preliminary approval that includes an approved master plan for the entire TLPI Area (linked to staging plans, if applicable).	
In Precinct 3 , where in Precinct 3 – Sports and Recreation - Northern and Precinct 3 – Sports and Recreation - Southern and consistent with a development permit or preliminary approval that includes an approved master plan for the entire TLPI Area (linked to staging plans, if applicable).	Arundel Hills Development Code; The relevant use codes, development codes or overlay codes in the planning scheme , except to the extent of any inconsistency with the Arundel Hills Development Code.
In Precinct 4 , where for the creation of Lots for public open space or conservation purposes and consistent with a development permit or preliminary approval that includes an approved master plan for the entire TLPI Area (linked to staging plans, if applicable).	Arundel Hills Development Code; The relevant use codes, development codes or overlay codes in the planning scheme , except to the extent of any inconsistency with the Arundel Hills Development Code.
In Precinct 5 , where for the creation of Lots for public open space or conservation purposes and consistent with a development permit or preliminary approval that includes an approved master plan for the entire TLPI Area (linked to staging plans, if applicable).	Arundel Hills Development Code; The relevant use codes, development codes or overlay codes in the planning scheme , except to the extent of any inconsistency with the Arundel Hills Development Code.
Impact assessment	
Reconfiguring a lot where: (a) not code assessable; or (b) inconsistent with a development permit or preliminary approval that includes an approved master plan for the entire TLPI Area (linked to staging plans, if applicable).	Arundel Hills Development Code; The Strategic Framework, relevant use codes, development codes or overlay codes in the planning scheme , except to the extent of any inconsistency with the Arundel Hills Development Code.

ATTACHMENT B: Requirements for Accepted Development**Table B1: Arundel Hills Development Code – for accepted development subject to requirements**

Note: Accepted development identified in the assessment tables as subject to requirements must comply with all the nominated requirements in this and other applicable codes.

TABLE B1 - ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS**Required Outcomes for accepted development in Precinct 1 & 2**

Setbacks	RO1 The minimum setbacks for dwellings on lots not greater than 400m² in area are as follows: <table><tr><th>Setback</th><th colspan="2">Minimum distance measured in metres (m)</th></tr><tr><td>Front</td><td colspan="2">3m to wall and balcony</td></tr><tr><td>Secondary frontage of a corner lot</td><td colspan="2">1.5m to wall and balcony</td></tr><tr><td>Rear</td><td colspan="2">3m to wall and balcony</td></tr><tr><td rowspan="5">Side</td><td>Height</td><td>Setback</td></tr><tr><td rowspan="2">Up to 4.5m</td><td>1m to wall and balcony</td></tr><tr><td>0.5m to outermost projection</td></tr><tr><td rowspan="2">Between 4.5m-7.5m</td><td>1.5m to wall and balcony</td></tr><tr><td>1m to outermost projection</td></tr><tr><td>Exceed 7.5m</td><td>2m to wall and balcony 1.5m to outermost projection</td></tr></table>	Setback	Minimum distance measured in metres (m)		Front	3m to wall and balcony		Secondary frontage of a corner lot	1.5m to wall and balcony		Rear	3m to wall and balcony		Side	Height	Setback	Up to 4.5m	1m to wall and balcony	0.5m to outermost projection	Between 4.5m-7.5m	1.5m to wall and balcony	1m to outermost projection	Exceed 7.5m	2m to wall and balcony 1.5m to outermost projection
Setback	Minimum distance measured in metres (m)																							
Front	3m to wall and balcony																							
Secondary frontage of a corner lot	1.5m to wall and balcony																							
Rear	3m to wall and balcony																							
Side	Height	Setback																						
	Up to 4.5m	1m to wall and balcony																						
		0.5m to outermost projection																						
	Between 4.5m-7.5m	1.5m to wall and balcony																						
		1m to outermost projection																						
Exceed 7.5m	2m to wall and balcony 1.5m to outermost projection																							
Building Height	RO2 Building height meets the minimum heights in the Table 1.																							
Transport and Parking	RO3 Development is to provide car parking spaces in accordance with the following maximum rates: <table><tr><th>Use</th><th>Max no. of parking spaces</th></tr><tr><td>Dwelling</td><td>0.5 - 1 space per one bedroom dwelling 1- 1.5 spaces per two-bedroom dwelling 1.5 - 2 spaces per three-bedroom dwelling 2 - 2.5 spaces for four bedroom dwelling and above</td></tr><tr><td>Home-based business</td><td>1 (in addition to the car parking required for the Dwelling, if applicable)</td></tr><tr><td>Sales office</td><td>4</td></tr></table>	Use	Max no. of parking spaces	Dwelling	0.5 - 1 space per one bedroom dwelling 1- 1.5 spaces per two-bedroom dwelling 1.5 - 2 spaces per three-bedroom dwelling 2 - 2.5 spaces for four bedroom dwelling and above	Home-based business	1 (in addition to the car parking required for the Dwelling, if applicable)	Sales office	4															
Use	Max no. of parking spaces																							
Dwelling	0.5 - 1 space per one bedroom dwelling 1- 1.5 spaces per two-bedroom dwelling 1.5 - 2 spaces per three-bedroom dwelling 2 - 2.5 spaces for four bedroom dwelling and above																							
Home-based business	1 (in addition to the car parking required for the Dwelling, if applicable)																							
Sales office	4																							

Required Outcomes for development in Precinct 3	
Building scale	RO4 Buildings in Precinct 3 – Sports and Recreation – Northern are a maximum of 12% site cover, per lot.
Setbacks	RO5 Buildings in Precinct 3 are setback a minimum of: a) 10 metres from any road frontage; and
Building Height	RO6 Buildings in Precinct 3 are not greater than 11.5 metres in height.
Caretaker's Accommodation	RO7.1 No more than 1 caretaker's accommodation is established on any lot in Precinct 3 – Sports and Recreation – Northern.
	RO7.2 A caretaker's accommodation is a single dwelling no greater than 250m ² of gross floor area.
	RO7.3 The caretaker's accommodation is occupied by at least one person who is employed on the site.
Club	RO8 Any use of land in Precinct 3 for the purposes of a Club must have a public sporting or recreational purpose.
Environment Facility	RO9 Any Environment Facility in Precinct 3 – Sports and Recreation - Southern is open to the public and limited to walking tracks, seating, shelters and boardwalks.
Food and Drink Outlet	RO10 Any Food and Drink Outlet in Precinct 3 is limited to operating only when organised sporting or recreational activities occur on site and does not include permanent built structures.
Outdoor Sport and Recreation	RO11 Precinct 3 is for public recreation and sporting activities.
Required Outcomes for development in Precinct 4	
Park	RO12 Open space in Precinct 4 is for public sport, recreation and leisure activities.

ATTACHMENT C: Arundel Hills Development Code

1. Compliance with the Arundel Hills Development Code

Development complies with the Arundel Hills Development Code if it complies with:

- (1) the purpose and overall outcomes of the Arundel Hills Development Code; or
- (2) the performance outcomes or acceptable outcomes (if applicable) of the Arundel Hills Development Code.

2. Purpose of the Arundel Hills Development Code

- (1) The purpose of the Arundel Hills Development Code is to ensure that:
 - (a) Development incorporates an affordable housing component that represents at least 20% of all dwellings across the TLPI Area.
 - (b) Development is well located, resilient and contains a variety of dwelling types across the TLPI Area.
 - (c) Development achieves a minimum of 650 dwellings across the TLPI Area as described in **Table 1**.
 - (d) Development is sequenced and staged in a manner that demonstrates adequate and efficient master planning and provision of infrastructure, environmental conservation outcomes and community assets.
 - (e) Development optimises housing choice and diversity to meet the needs of the community, through a mix of densities, types, designs and tenures to cater for a range of lifestyles, incomes and life cycle needs.
 - (f) Attached residential development is the predominant housing mix particularly where in proximity to open space and conservation corridors in Precincts 4 and 5, with dwelling houses suitable in Precincts 1 and 2 where adjacent to existing dwelling houses.
 - (g) Development incorporates innovative carparking solutions including carshare models to reduce dependency on individual car ownership
 - (h) Development incorporates ground floor shops, food and drink outlets and health care services where integrated into the design of multiple dwellings and in areas where higher density is envisaged.
 - (i) Development meets the minimum residential densities, building heights and maximum lot sizes as described in **Table 1**.
 - (j) All land in Precinct 3 will support the needs of the community and be dedicated for sports and recreation facilities that are open to the public.
 - (k) All land in Precinct 4 is appropriately maintained for public recreation in dedicated open space corridors.
 - (l) Conservation areas in Precinct 5 are enhanced and rehabilitated to support wildlife connectivity and habitat function.

3. Overall Outcomes of the Arundel Hills Development Code

- (1) The purpose of the Arundel Hills Development Code will be achieved by the following overall outcomes:
 - (a) Development in Precinct 1 – Fairways Residential:
 - i. incorporates an affordable housing component that is at least 20% of all dwellings (cumulatively, across the TLPI Area)
 - ii. consists of a range of housing types that increase residential density and enhance

- local character
 - iii. seeks to maintain a graduated scale, building height and intensity throughout, specifically involving gentle density land uses (such as dwelling house, dual occupancy and multiple dwellings), where adjoining existing low-rise residential land uses
 - iv. ensures a minimum net residential density and contains a mix of attached and detached housing in accordance with **Table 1**
 - v. is of a minimum building height in accordance with **Table 1**
 - vi. maintains a maximum lot size of 400m² for a dwelling house (or as per **Table 1** for attached dwellings or rear and corner lots) and supports development of a minimum of 190 dwellings
 - vii. buildings are oriented to face the street and are climatically and contextually responsive, with engaging facades and set amongst generous landscaping
 - viii. streets are characterised by street trees with a network of interconnecting thoroughfares that prioritise their use by pedestrians, cyclists and slow-moving vehicles
 - ix. incorporates innovative carparking solutions and carshare models to reduce dependency on individual car ownership
 - x. identifies and protects natural areas.
- (b) Development in Precinct 2 – Parkview Residential:
- i. incorporates an affordable housing component that is at least 20% of all dwellings (cumulatively, across the TLPI Area)
 - ii. consists of a range of predominantly attached housing types that support density and enhance local character and amenity by maintaining a graduated scale, building height and intensity throughout, and specifically by :
 - facilitating gentle density through low-medium residential development in Precinct 2a; and
 - delivering predominantly attached mixed-use medium density residential development in Precinct 2b
 - iii. incorporates ground floor shops, food and drink outlets and health care facilities where integrated into the design of multiple dwellings
 - iv. ensures a minimum net residential density and contains a mix of attached and detached housing in accordance with **Table 1**
 - v. is of a minimum building height in accordance with **Table 1**
 - vi. supports development of a minimum of 460 dwellings
 - vii. buildings are oriented to face the street and are climatically and contextually responsive, with engaging facades and set amongst high quality streetscape and public realm
 - viii. streets are characterised by street trees with a network of interconnecting thoroughfares that prioritise their use by pedestrians, cyclists and slow-moving vehicles
 - ix. incorporates innovative carparking solutions and carshare models to reduce dependency on individual car ownership
 - x. identifies and protects natural areas.
- (c) Development in Precinct 3 – Sports and Recreation Precinct:
- i. allows for public access to land for passive recreational uses
 - ii. comprises high quality sports and recreation facilities in Precinct 3 – Sports and Recreation - Northern, and may include 'Educational establishment', 'community use' and other small-scale or minor uses

- iii. comprises a high quality public park in Precinct 3 – Sports and Recreation - Southern, which encourages active and passive recreation
- iv. incorporates vital pedestrian linkages, in well-maintained parks and associated infrastructure throughout the TLPI Area
- v. accommodates stormwater and flood management functions and installations
- vi. identifies and protects natural areas

(d) Development in Precinct 4 – Open Space:

- i. comprises well-maintained and accessible open space networks which are provided for public recreation purposes (both active and passive)
- ii. identifies and protects natural areas.

(e) Development in Precinct 5 – Conservation:

- i. boasts conservation areas that are dedicated to the long-term protection and rehabilitation of land, comprise extensive vegetation and excludes any urban development
- ii. identifies areas of environmental significance and supports habitat protection and wildlife connectivity
- iii. identifies and protects natural areas.

Table 1: Arundel TLPI residential density provisions

ARUNDEL TLPI RESIDENTIAL DENSITY TARGETS								
Precinct	Desired development	Minimum Residential Density	Minimum Building Height	Minimum dwellings	Minimum % attached dwellings	Maximum lot size	Affordable housing component	
Precinct 1 - Fairways Residential								
Precinct 1	Low Density Residential	RD2	1 storey	190	15%	Dwelling house - 400m ² Where a corner or rear lot – 450m ² Attached dwellings – no limit	Incorporates an affordable housing component that is at least 20% of all dwellings	
Precinct 2 - Parkview Eastern Residential								
Precinct 2a	Medium Density Residential	RD3 (detached) RD4 (attached)	2 storeys	173	30%	Dwelling house - 400m ² Where a corner or rear lot – 450m ²		
Precinct 2b	Medium Density Residential	RD5	2 storeys	287	80%	Attached dwellings – no limit	Incorporates an affordable housing component that is at least 20% of all dwellings across all precincts	
Precinct 3 - Sports and Recreation								
	Sports and Recreation	N/A	1 – 3 storeys*	N/A	N/A	Where in accordance with the Precinct Plan – no limit		
Precinct 4 - Open Space								
	Open Space	N/A	N/A	N/A	N/A	Where in accordance with the Precinct Plan – no limit		
Precinct 5 - Conservation								
	Conservation	N/A	N/A	N/A	N/A	Where in accordance with the Precinct Plan – no limit		

Note: Table 1 overrides the Gold Coast City Plan planning scheme residential density overlay map, building height and minimum lot size maps and values are to be interpreted as minimum requirements (unless otherwise stated).

* Where associated with a Sports and Recreation Use and not to exceed 12 metres in height (for example, indoor sports facility).

4. Performance Outcomes and acceptable outcomes of the Arundel Hills Development Code

The application of performance outcomes and acceptable outcomes in the Arundel Hills Development Code are set out in Table 4.1.

Table 4.1 Application of the Arundel Hills Development Code

Development	Relevant performance outcomes and acceptable outcomes
Development within Precinct 1	Table 4.2: Performance outcomes and acceptable outcomes - Precinct 1 - Fairways Residential code
Development within Precinct 2a and Precinct 2b	Table 4.3: Performance outcomes and acceptable outcomes - Precinct 2 - Parkview Residential code
Development within Precinct 3	Table 4.4: Performance outcomes and acceptable outcomes - Precinct 3 - Sports and Recreation code
Development within Precinct 4	Table 4.5: Performance outcomes and acceptable outcomes - Precinct 4 - Open space code
Development within Precinct 5	Table 4.6: Performance outcomes and acceptable outcomes – Precinct 5 - Conservation code

Table 4.2 Performance outcomes and acceptable outcomes – Precinct 1 - Fairways Residential code

This table comprises Performance outcomes and acceptable outcomes for Precinct 1 Fairways Residential code, which specifically apply to assessable development in Precinct 1.

Table 4.2 Performance outcomes and acceptable outcomes – Precinct 1 - Fairways Residential code																							
Performance outcomes	Acceptable Outcomes																						
Setbacks																							
PO1 A building is setback to: - Contribute positively to the intended streetscape of the area; - Contribute positively to climate responsive design opportunities; - Delineate between private and public space; - Maintain active frontages and opportunities for casual surveillance; - allow for access around the building; and - allow for on-site car parking.	AO1 The minimum setbacks of a building complies with the following table: <table border="1"> <thead> <tr> <th>Setback</th><th colspan="2">Minimum distances measured in metres (m)</th></tr> </thead> <tbody> <tr> <td>Front</td><td colspan="2">3m to wall and balcony</td></tr> <tr> <td>Secondary frontage of a corner lot</td><td colspan="2">1.5m</td></tr> <tr> <td>Rear</td><td colspan="2">3m</td></tr> <tr> <td>Side</td><td>Height</td><td>Setback</td></tr> <tr> <td></td><td>Up to 4.5m</td><td> 1m to wall and balcony; 0.5m to outermost projection. </td></tr> <tr> <td></td><td>Between 4.5m-7.5m</td><td> 1.5m to wall and balcony 1m to outermost projection </td></tr> </tbody> </table>		Setback	Minimum distances measured in metres (m)		Front	3m to wall and balcony		Secondary frontage of a corner lot	1.5m		Rear	3m		Side	Height	Setback		Up to 4.5m	1m to wall and balcony; 0.5m to outermost projection.		Between 4.5m-7.5m	1.5m to wall and balcony 1m to outermost projection
Setback	Minimum distances measured in metres (m)																						
Front	3m to wall and balcony																						
Secondary frontage of a corner lot	1.5m																						
Rear	3m																						
Side	Height	Setback																					
	Up to 4.5m	1m to wall and balcony; 0.5m to outermost projection.																					
	Between 4.5m-7.5m	1.5m to wall and balcony 1m to outermost projection																					

Table 4.2 Performance outcomes and acceptable outcomes – Precinct 1 - Fairways Residential code			
Performance outcomes		Acceptable Outcomes	
		Exceed 7.5m	2m to wall and balcony 1.5m to outermost projection
Height			
PO2 Development meets the minimum building heights Precinct 1, as described in Table 1 , and ensures integration with existing surrounding areas, while supporting gentle density development throughout.	AO2 No acceptable outcome.		
PO3 Free standing garages and car ports present to the street as very low rise.	AO3 Freestanding garages and carports do not exceed a height of 3.5m.		
Density			
PO4 Development meets the minimum residential density for Precinct 1 as described in Table 1 and incorporates gentle density that complements both the existing residential development of the neighbourhood, as well as future planned areas of higher density.	AO4 No acceptable outcome.		
PO5 The cumulative density as a consequence of any material change of use or reconfiguration of a lot application provides for a minimum of 160 dwellings across Precinct 1, in accordance with Table 1 .	AO5 No acceptable outcome.		
Transport and Parking			
PO6 Development provides car parking to accommodate the parking demand and incorporates innovative carparking solutions including carshare models	AO6 Development is to provide car parking spaces in accordance with the following: - Dwelling: - o 0.5 - 1 space per one bedroom dwelling - o 1- 1.5 spaces per two-bedroom dwelling - o 1.5 - 2 spaces per three-bedroom dwelling - o 2 - 2.5 spaces for four bedroom dwelling and above - Home-based business – 1 car space (in addition to the 1 required for the Dwelling) - Sales office – 4 car spaces Note: where land use is not identified in this AO, refer to the off-street car parking requirements in the Transport Code.		
PO7 Off street car parking areas are designed to: a) provide a legible and efficient internal layout; b) ensure the safety and security of users; c) clearly distinguishable from pedestrian paths and	AO7 Off-street car parking is designed, constructed, line marked and maintained in accordance with AS/NZS 2890.1: – <i>Parking facilities Part 1: Off-street car parking</i> , AS 2890.2 <i>Parking facilities Part 2: Off-street commercial vehicle facilities</i> and AS/NZS 2890.6: <i>Parking facilities Part 6: Off-street parking for people with disabilities</i> .		

Table 4.2 Performance outcomes and acceptable outcomes – Precinct 1 - Fairways Residential code	
Performance outcomes	Acceptable Outcomes
entry points; d) be easily negotiated by vehicles and pedestrians including persons with a disability; e) ensure that there is no disruptions to or queues onto the public road network; f) provide sight distances from driveways to ensure visibility between vehicles on the driveway and pedestrians on the verge; and g) be marked and maintained to the current relevant standard.	
Lot design (for subdivision only)	
PO8 Development seeks to achieve a lot layout that a supports gentle density throughout the Precinct, and does not exceed the maximum lot sizes described in Table 1 for Precinct 1 (exclusive of access strip or access easement for rear lots).	AO8 No acceptable outcome.
PO9 Lots are of a configuration that: a) create practical shaped sites for intended development; and b) provide generous space for on-street parking and street trees. Note: this provision does not apply to land that is to be dedicated for open space or infrastructure purpose.	AO9 Minimum road frontage is 10m. OR Minimum road frontage is 4m for a rear lot.
Land uses	
PO10 Development incorporates an affordable housing component that represents a minimum 20% of all dwellings. Note—An Affordable Housing Management Plan will be required to be submitted as part of any application to address how this outcome is to be managed and maintained, through measures such as details on percentage of an affordable housing component included in the proposal, terms and any other funding or agreement details (such as registered housing provider etc).	AO10 No acceptable outcome.
PO11 Development in Precinct 1 is characterised by predominantly low density development where adjoining existing-low rise surrounding residential land uses, and also seeks to incorporate gentle density land uses (such as dwelling house, dual occupancy and multiple dwellings) to meet the minimum percentage of attached dwellings described in Table 1 for Precinct 1 (cumulatively).	AO11 No acceptable outcome.
PO12 Development provides a diversity in housing type, by accommodating attached housing and achieving the minimum	AO12 No acceptable outcome.

Table 4.2 Performance outcomes and acceptable outcomes – Precinct 1 - Fairways Residential code	
Performance outcomes	Acceptable Outcomes
residential density provisions described in Table 1.	
PO13 Non-residential uses (other than community uses) are small scale and stand-alone.	AO13 A non-residential use (such as Health care services or Emergency services) includes a single tenancy and does not adjoin another existing or approved non-residential use.
Master planning	
PO14 A masterplan is prepared which comprises an overall staging and sequencing plan for the entire TLPI Area. OR Development aligns with the staging and sequencing of a development permit or preliminary approval that includes an approved master plan for the entire TLPI Area.	AO14 No acceptable outcome.
PO15 A masterplan is prepared which comprises an overall infrastructure capacity and servicing plan for the entire TLPI Area, which includes a review of transport, water, stormwater, sewerage capacity and associated mitigation / improvement measures. The report is linked to an overall sequencing and staging plan (if applicable). OR Development aligns with an infrastructure capacity and servicing plan of a development permit or preliminary approval that includes an approved master plan for the entire TLPI Area (linked to staging plans, if applicable).	AO15 No acceptable outcome.

Table 4.3 Performance outcomes and acceptable outcomes – Precinct 2 - Parkview Residential code

This table comprises the Performance outcomes and acceptable outcomes for Precinct 2 Parkview Residential code, which specifically apply to assessable development in Precinct 2a and Precinct 2b.

Table 4.3 Performance outcomes and acceptable outcomes – Precinct 2 – Parkview Residential code																											
Performance outcomes		Acceptable Outcomes																									
Setbacks																											
PO1 A building is setback to: a) Contribute positively to the intended streetscape of the area; b) Contribute positively to climate responsive design opportunities; c) Delineate between private and public space; d) Maintain active frontages and opportunities for casual surveillance; e) allow for access around the building; and f) allow for on-site car parking.		AO1 The minimum setbacks of a building complies with the following table: <table><tr><th>Setback</th><th colspan="2">Minimum distances measured in metres (m)</th></tr><tr><td>Front</td><td colspan="2">3m to wall and balcony</td></tr><tr><td>Secondary frontage of a corner lot</td><td colspan="2">1.5m</td></tr><tr><td>Rear</td><td colspan="2">3m</td></tr><tr><td>Side</td><th>Height</th><th>Setback</th></tr><tr><td></td><td>Up to 4.5m</td><td> • 1m to wall and balcony; and • 0.5m to outermost projection. </td></tr><tr><td></td><td>Between 4.5m-7.5m</td><td>1.5m to wall and balcony 1m to outermost projection</td></tr><tr><td></td><td>Exceed 7.5m</td><td>2m to wall and balcony 1.5m to outermost projection</td></tr></table>		Setback	Minimum distances measured in metres (m)		Front	3m to wall and balcony		Secondary frontage of a corner lot	1.5m		Rear	3m		Side	Height	Setback		Up to 4.5m	• 1m to wall and balcony; and • 0.5m to outermost projection.		Between 4.5m-7.5m	1.5m to wall and balcony 1m to outermost projection		Exceed 7.5m	2m to wall and balcony 1.5m to outermost projection
Setback	Minimum distances measured in metres (m)																										
Front	3m to wall and balcony																										
Secondary frontage of a corner lot	1.5m																										
Rear	3m																										
Side	Height	Setback																									
	Up to 4.5m	• 1m to wall and balcony; and • 0.5m to outermost projection.																									
	Between 4.5m-7.5m	1.5m to wall and balcony 1m to outermost projection																									
	Exceed 7.5m	2m to wall and balcony 1.5m to outermost projection																									
Height																											
PO2 Development accommodates a mix of residential uses and meets the minimum building heights described in Table 1 for Precinct 2.		AO2 No acceptable outcome.																									
PO3 Free standing garages and carports present to the street as single storey.		AO3 Freestanding garages and carports do not exceed a height of 3.5m.																									
Density																											
PO4 Development: a) incorporates a mix of housing typologies throughout the development and creates practically-shaped lot		AO4 Development in Precinct 2 exceeds the minimum residential density for Precinct 2 as described in Table 1.																									

Table 4.3 Performance outcomes and acceptable outcomes – Precinct 2 – Parkview Residential code	
Performance outcomes	Acceptable Outcomes
sizes for intended development ranging in size; b) results in diversity and variation of lot sizes and attractive streetscapes; c) small lots are scattered amongst larger lots to facilitate variation in dwelling form; d) provide a safe and efficient road layout and access for vehicles and pedestrians, as well as accommodating space for on- street parking and street trees; and e) achieve residential lot diversity and variation across the development.	
PO5 The cumulative density as a consequence of any material change of use or reconfiguration of a lot application provides for a minimum of 460 dwellings across Precinct 2, in accordance with Table 1.	AO5 No acceptable outcome.
Transport and Parking	
PO6 Development provides car parking to accommodate the parking demand and incorporates innovative carparking solutions including carshare models.	AO6 Development is to provide car parking spaces in accordance with the following: - Dwelling: - o 0.5 - 1 space per one bedroom dwelling - o 1- 1.5 spaces per two-bedroom dwelling - o 1.5 - 2 spaces per three-bedroom dwelling - o 2 - 2.5 spaces for four bedroom dwelling and above - Home-based business – 1 car space (in addition to the1 required for the Dwelling) - Sales office – 4 car spaces Note: where land use is not identified in this AO, refer to the off-street car parking requirements in the Transport Code.
PO7 Off street car parking areas are designed to: a) provide a legible and efficient internal layout; b) ensure the safety and security of users; c) clearly distinguishable from pedestrian paths and entry points; d) be easily negotiated by vehicles and pedestrians including persons with a disability; e) ensure that there is no disruptions to or queues onto the public road network; f) provide sight distances from driveways to ensure visibility between vehicles on the driveway and pedestrians on the verge; and g) be marked and maintained to the current relevant standard.	AO7 Off-street car parking is designed, constructed, line marked and maintained in accordance with AS/NZS 2890.1: – <i>Parking facilities Part 1: Off-street car parking</i>, AS 2890.2 <i>Parking facilities Part 2: Off- street commercial vehicle facilities</i> and AS/NZS 2890.6: <i>Parking facilities Part 6: Off-street parking for people with disabilities</i>.

Table 4.3 Performance outcomes and acceptable outcomes – Precinct 2 – Parkview Residential code	
Performance outcomes	Acceptable Outcomes
Lot design (for subdivision only)	
PO8 Lot size and configuration supports a mix and variety of housing forms envisaged in the precinct and does not exceed the maximum lot sizes for Precinct 2 described in Table 1.	AO8 No acceptable outcome.
Land uses	
PO9 Development incorporates an affordable housing component that represents a minimum 20% of all dwellings. Note—An Affordable Housing Management Plan will be required to be submitted as part of any application to address how this outcome is to be managed and maintained, through measures such as details on percentage of an affordable housing component included in the proposal, terms and any other funding or agreement details (such as registered housing provider etc).	AO9 No acceptable outcome.
PO10 Development in Precinct 2a is characterised by predominantly attached mixed-use medium density residential development which transitions from adjoining low density surrounding land uses, through to more concentrated medium density areas.	AO10 Development meets the minimum percentage of attached dwellings for Precinct 2a as described in Table 1.
PO11 Development in Precinct 2b is characterised by predominantly attached mixed-use medium density residential development which is concentrated around open space and conservation areas.	AO11 Development meets the minimum percentage of attached dwellings for Precinct 2b as described in Table 1.
PO12 Development involving neighbourhood centre land uses are of a scale intended to service residential neighbourhoods and only occur where integrated into an attached housing development.	AO12 The GFA of a non-residential use does not exceed: - 1,500m ² for a shop; or - 500m ² for a food and drink outlet.
PO13 Non-residential activities operate within appropriate hours (6am-10pm) to minimise nuisance to nearby, existing or intended sensitive land uses.	AO13 No acceptable outcome.
PO14 Non-residential uses (other than community uses) are small scale and stand-alone.	AO14 A non-residential use (such as Health care services or Emergency services) includes a single tenancy and does not adjoin another existing or approved non-residential use.
Masterplanning	

Table 4.3 Performance outcomes and acceptable outcomes – Precinct 2 – Parkview Residential code	
Performance outcomes	Acceptable Outcomes
PO15 A masterplan is prepared which comprises an overall staging and sequencing plan for the entire TLPI Area. OR Development aligns with the staging and sequencing of a development permit or preliminary approval that includes an approved master plan for the entire TLPI Area.	AO15 No acceptable outcome.
PO16 A masterplan is prepared which comprises an overall infrastructure capacity and servicing plan for the entire TLPI Area, which includes a review of transport, water, stormwater, sewerage capacity and associated mitigation / improvement measures. The report is linked to an overall sequencing and staging plan (if applicable). OR Development aligns with an infrastructure capacity and servicing plan of a development permit or preliminary approval that includes an approved master plan for the entire TLPI Area (linked to staging plans, if applicable).	AO16 No acceptable outcome.

Table 4.4 Performance outcomes and acceptable outcomes - Precinct 3 - Sports and Recreation code

This table comprises the Performance outcomes and acceptable outcomes for 3 Sports and Recreation code, which specifically apply to assessable development in Precinct 3

Table 4.4 Performance outcomes and acceptable outcomes - Precinct 3 - Sports and Recreation code								
Performance outcomes		Acceptable Outcomes						
Setbacks								
PO1 Setbacks: a) assist in the protection of adjacent amenity; and b) reduce visual dominance of the built form from the road or adjoining dwellings.	AO1 Setbacks are as follows: <table><tr><th>Setback</th><th>Minimum distances measured in metres (m)</th></tr><tr><td>Front</td><td>6m</td></tr><tr><td>Side and rear</td><td>6m</td></tr></table>		Setback	Minimum distances measured in metres (m)	Front	6m	Side and rear	6m
Setback	Minimum distances measured in metres (m)							
Front	6m							
Side and rear	6m							
Site cover								
PO2 Site cover does not exceed 12% per lot: a) reduces the dominance of buildings and structures; and b) reflects the open space needs for the proposed sport and recreational activity.	AO2 No acceptable outcome							
Height								
PO3 Development is of a height that: a) allows for the effective operation of the use; and b) does not significantly impact on adjacent uses.	AO3 Buildings in Precinct 3 are not greater than 12 metres in height							
Lot design (for subdivision only)								
PO4 Land in the Precinct 3 – Sports and Recreation - Northern and Precinct 3 – Sports and Recreation - Southern maintain a size and function suitable for public recreation purposes, and the creation of Lots and a lease in these Precincts are consistent with the staging and sequencing of an approved development permit and / or master plan for the entire TLPI Area, and are no less than 30,000m ²	AO4 No acceptable outcome							
Land uses								
PO5 Precinct 3 – Sports and Recreation - Southern is for passive recreation in a public park tenure where it can be accommodated around the stormwater and flood management devices it will host and where compatible with the infrequent and temporary flood storage function of the land.	AO5 No acceptable outcome							
PO6 Precinct 3 – Sports and Recreation - Northern is used predominantly for outdoor sports and recreation purposes	AO6 No acceptable outcome							

Table 4.4 Performance outcomes and acceptable outcomes - Precinct 3 - Sports and Recreation code	
Performance outcomes	Acceptable Outcomes
but may also be used for: a) an Educational Establishment b) Caretaker's Accommodation; c) a Club; d) Community Uses; and e) Indoor sport and recreation.	
Built form and scale	
PO7 Buildings in Precinct 3 are to be accessible to the public and be few in number and each of them small-scale relative to the total site area of each lot.	AO7 No acceptable outcome
Club	
PO8 A Club in Precinct 3 – Sports and Recreation - Northern must be of a type that is compatible with the primary use of the land and available for the public.	AO8 No acceptable outcome
Environment Facility	
PO9 Any Environment Facility in Precinct 3 should be available to the public, small-scale and be appropriately sited relative to site constraints.	AO9 No acceptable outcome
Masterplaning	
PO10 A masterplan is prepared which comprises an overall staging and sequencing plan for the entire TLPI Area that includes the provision of land for sport and recreation activities. OR Development aligns with the staging and sequencing of a development permit or preliminary approval that includes an approved master plan for the entire TLPI Area	AO10 No acceptable outcome.
PO11 A masterplan is prepared which comprises an overall infrastructure capacity and servicing plan for the entire TLPI Area, which includes a review of transport, water, stormwater, sewerage capacity and associated mitigation / improvement measures. The report is linked to an overall sequencing and staging plan (if applicable). OR Development aligns with an infrastructure capacity and servicing plan of a development permit or preliminary approval that includes an approved master plan for the entire TLPI Area (linked to staging plans, if applicable).	AO11 No acceptable outcome.

Table 4.5 Performance outcomes and acceptable outcomes – Precinct 4 - Open Space code

This table comprises the Performance outcomes and acceptable outcomes for land contained within the Precinct 4 - Open Space, which specifically apply to assessable development in Precinct 4.

Table 4.5 Performance outcomes and acceptable outcomes – Precinct 4 - Open Space code							
Performance outcomes	Acceptable Outcomes						
Setbacks							
PO1 Setbacks: a) assist in the protection of adjacent amenity; and b) reduce visual dominance of the built form from the road or adjoining dwellings.	AO1 Setbacks are as follows: <table border="1"> <thead> <tr> <th>Setback</th><th>Minimum distances measured in metres (m)</th></tr> </thead> <tbody> <tr> <td>Front</td><td>10m</td></tr> <tr> <td>Side and rear</td><td>6m</td></tr> </tbody> </table>	Setback	Minimum distances measured in metres (m)	Front	10m	Side and rear	6m
Setback	Minimum distances measured in metres (m)						
Front	10m						
Side and rear	6m						
Site cover							
PO2 Site cover: a) reduces the dominance of buildings and structures; and b) reflects the open space needs for the proposed sport and recreational activity.	AO2 Site cover does not exceed 10% per lot.						
Height							
PO3 The height of buildings and structures do not exceed 11.5m	AO3 No acceptable outcome						
Lot design (for subdivision only)							
PO4 Creation of new lots through a reconfiguration of a lot application are limited to circumstances where involving land for public open space or associated infrastructure purposes.	AO4 No acceptable outcome provided.						
Land uses							
PO5 The land comprising Open Space areas in Precinct 4 is to be dedicated as public open space for environmental and public recreation purposes.	AO5 No acceptable outcome provided.						
Installations/embellishments							
PO6 Where appropriate and set by an overall sequencing and staging plan, public areas are embellished with a small barbeque area, a water bubbler, bench seating and some playground equipment/installation.	AO6 No acceptable outcome provided.						
Masterplanning							
PO7 A masterplan is prepared which comprises an overall staging and sequencing plan for the entire TLPI Area that includes	AO7 No acceptable outcome.						

Table 4.5 Performance outcomes and acceptable outcomes – Precinct 4 - Open Space code	
Performance outcomes	Acceptable Outcomes
the provision of land for open space purposes. OR Development aligns with the staging and sequencing of a development permit or preliminary approval that includes an approved master plan for the entire TLPI Area.	
PO8 A masterplan is prepared which comprises an overall infrastructure capacity and servicing plan for the entire TLPI Area, which includes a review of transport, water, stormwater, sewerage capacity and associated mitigation / improvement measures. The report is linked to an overall sequencing and staging plan (if applicable). OR Development aligns with an infrastructure capacity and servicing plan of a development permit or preliminary approval that includes an approved master plan for the entire TLPI Area (linked to staging plans, if applicable).	AO8 No acceptable outcome.
PO9 A masterplan is prepared which comprises an overall open space and biodiversity conservation plan for the entire TLPI Area. The report is linked to an overall sequencing and staging plan (if applicable). OR Development aligns with an open space and biodiversity conservation plan of a development permit or preliminary approval that includes an approved master plan for the entire TLPI Area (linked to staging plans, if applicable).	AO9 No acceptable outcome.

Table 4.6 Performance outcomes and acceptable outcomes – Precinct 5 - Conservation code

This table comprises the assessment benchmarks for land contained within the Precinct 5 - conservation, which specifically apply to assessable development in Precinct 5.

Table 4.6 Performance outcomes and acceptable outcomes – Precinct 5 - Conservation code								
Performance outcomes		Acceptable Outcomes						
Setbacks								
PO1 Setbacks: a) assist in the protection of adjacent amenity; and b) reduce visual dominance of the built form from the road or adjoining dwellings.	AO1 Setbacks are as follows <table><tr><th>Setback</th><th>Minimum distances measured in metres (m)</th></tr><tr><td>Front</td><td>6m</td></tr><tr><td>Side and rear</td><td>3m</td></tr></table>		Setback	Minimum distances measured in metres (m)	Front	6m	Side and rear	3m
Setback	Minimum distances measured in metres (m)							
Front	6m							
Side and rear	3m							
Height								
PO2 The height of buildings and structures do not exceed 9m	AO2 No acceptable outcome							
Amenity								
PO3 Buildings are integrated within the landscape and do not appear as a prominent feature	AO3 No acceptable outcome.							
PO4 Creation of new lots through a reconfiguration of a lot application are limited to circumstances associated with the conservation and rehabilitation of land for environmental purposes.	AO4 No acceptable outcome.							
Land uses								
PO5 Development does not include residential development.	AO5 No acceptable outcome.							
PO6 Land comprising Conservation areas in Precinct 5 is rehabilitated for environmental purposes and is to maintain wildlife connectivity throughout the TLPI Area.	AO6 No acceptable outcome							
Masterplanning								
PO7 A masterplan is prepared which comprises an overall staging and sequencing plan for the entire TLPI Area that includes the provision of land for conservation purposes. OR Development aligns with the staging and sequencing of a development permit or preliminary approval that includes an approved master plan for the entire TLPI Area.	AO7 No acceptable outcome.							

Table 4.6 Performance outcomes and acceptable outcomes – Precinct 5 - Conservation code	
Performance outcomes	Acceptable Outcomes
PO8 A masterplan is prepared which comprises an overall infrastructure capacity and servicing plan for the entire TLPI Area, which includes a review of transport, water, stormwater, sewerage capacity and associated mitigation / improvement measures. The report is linked to an overall sequencing and staging plan (if applicable). OR Development aligns with an infrastructure capacity and servicing plan of a development permit or preliminary approval that includes an approved master plan for the entire TLPI Area (linked to staging plans, if applicable).	AO8 No acceptable outcome.
PO9 A masterplan is prepared which comprises an overall open space and biodiversity conservation plan for the entire TLPI Area. The report is linked to an overall sequencing and staging plan (if applicable). OR Development aligns with an open space and biodiversity conservation plan of a development permit or preliminary approval that includes an approved master plan for the entire TLPI Area (linked to staging plans, if applicable).	AO9 No acceptable outcome.

ATTACHMENT D: Definitions

Affordable housing component means the component of development that must include 1 or more of the following—

- (a) housing that is appropriate to the needs of households with low to moderate incomes, if the members of the households will spend no more than 30% of gross income on housing costs;
- (b) housing provided by a registered provider for residential use;
- (c) housing provided as part of a program, funded by any of the following entities, to support the provision of housing that is affordable—
 - (i) a public sector entity under the *Public Sector Act 2022*, section 8;
 - (ii) a local government;
 - (iii) the State;
 - (iv) the Commonwealth;
- (d) housing that is sold for an amount that is less than the first home concession threshold due to the type, composition, method of construction, size or level of finish of the housing;
- (e) housing that is rented at or below a value that is affordable for households with low to moderate incomes due to the type, composition, method of construction, size or level of finish of the housing.

Attached Dwelling means Multiple Dwelling and Dual Occupancy

Arundel Hills Development Code means Attachment C.

First home concession threshold means the highest amount mentioned in the Duties Act 2001, schedule 4A, column 1 (duty value of residential land) in relation to which a concession amount relating to transfer duty is applicable under column 2 of that schedule.

Gentle density - The term “gentle” refers to the gradual, incremental approach to development that avoids abrupt changes in scale, density or character that might disrupt existing communities. The concept supports the core principle of minimising sprawl to protect the environment and maximise investment in services and infrastructure by going up and in where appropriate instead of out into natural landscapes.

Gentle density typically involves the construction of low-rise to medium-rise dwellings and/or buildings in the appropriate places. This allows for some increased density without overwhelming the existing urban fabric.

Gentle density includes housing products in low-density and low-medium-density zoned areas and can include:

- Small studios or Fonzie flats
- Duplexes
- Row or terrace houses
- Triplexes or quadruplexes
- Multiple dwellings (i.e. low-rise townhouses or units – 1 to 3 storeys)¹.

Precinct 1 - Fairways Residential means the area indicated as Precinct 1 on Figure 2, and no more than 8.25 hectares.

Precinct 2 - Parkview Residential means the area indicated as Precinct 2 on Figure 2, and no more than 14.85 hectares.

Precinct 3 - Sports and Recreation means the area indicated as Precinct 3 on Figure 2, and no more than 10 hectares.

Precinct 4 - Open Space means the area indicated as Precinct 4 on Figure 2.

Precinct 5 - Conservation means the area indicated as Precinct 5 on Figure 2.

¹ *ShapingSEQ 2023, p247*

TLPI Area means the area indicated on Figure 1, also described as Lot 18 on SP231562 and Lot 21 on SP144763

WORKING DRAFT - NOT GOVERNMENT POLICY

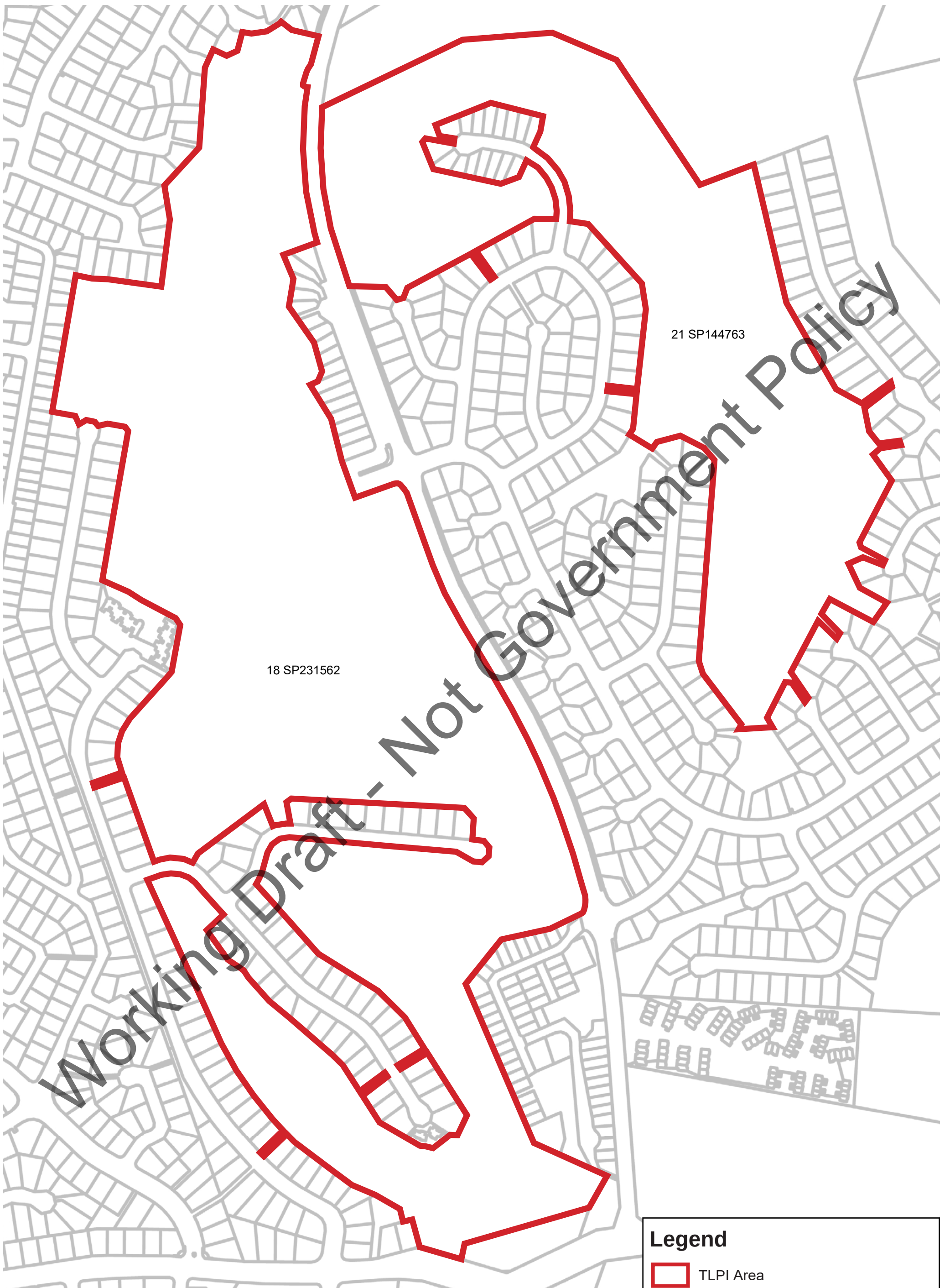


Figure 1 - TLPI Area

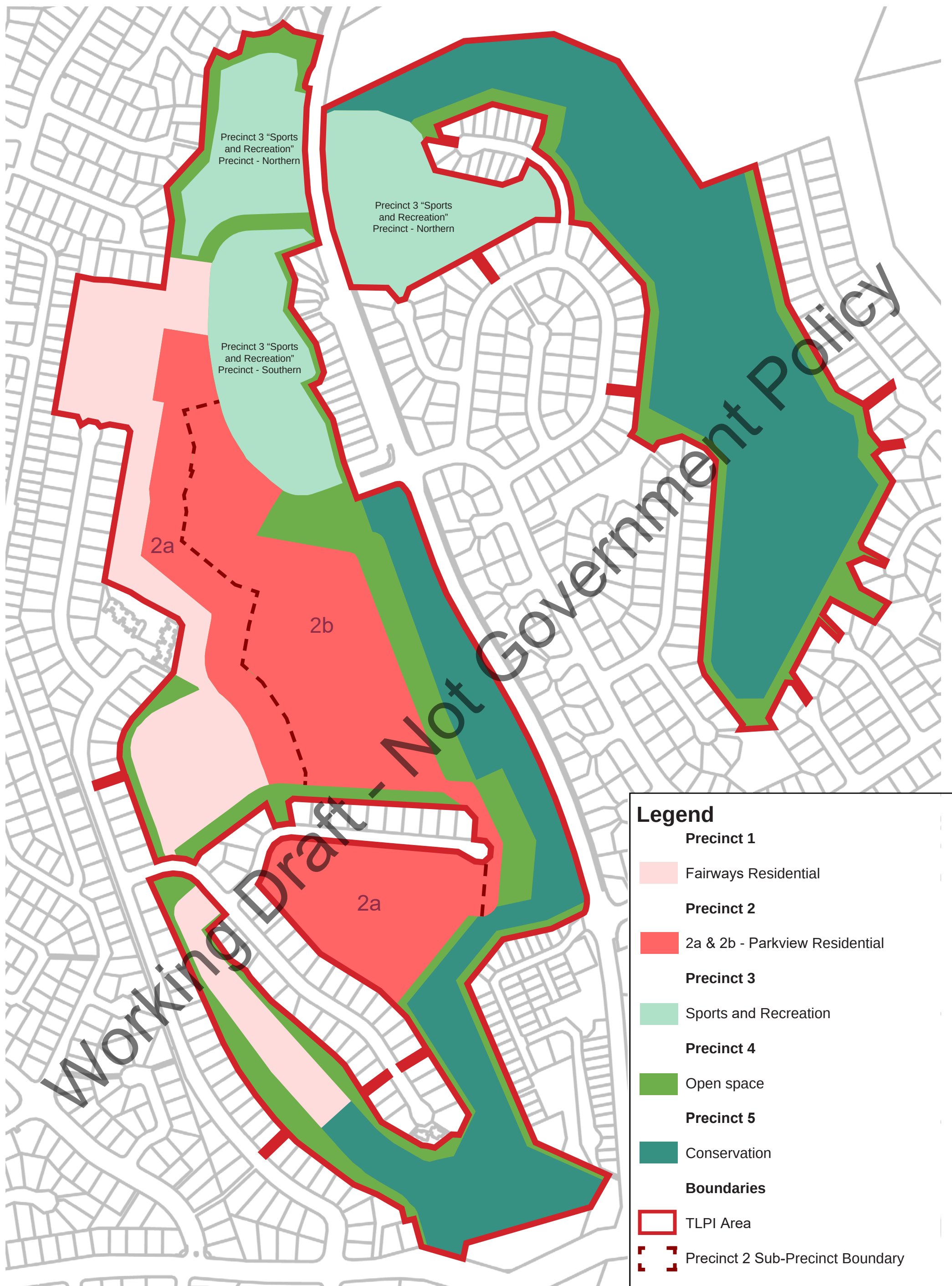


Figure 2 - Arundel Hills Temporary Local Planning Instrument Precinct Plan

