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Planning Act 2016

**NOTICE OF THE MAKING OF TEMPORARY LOCAL PLANNING INSTRUMENT No. 1 of 2024 –
ARUNDEL HILLS (TLPI 01/2024)**

GOLD COAST CITY COUNCIL LOCAL GOVERNMENT AREA

I, the Honourable Meaghan Scanlon MP, Minister for Housing, Local Government and Planning and Minister for Public Works, notify that I have made TLPI 01/2024 in accordance with section 27(3) of the *Planning Act 2016* and the Minister's Guidelines and Rules July 2024. TLPI 01/2024 will start to have effect on the day on which this notice is published in the Queensland Government Gazette and will have effect for a period of two years after the effective day, unless repealed sooner.

Purpose and general effect

TLPI 01/2024 is a temporary local planning instrument under section 23 of the *Planning Act 2016*. Under section 23(3) of the *Planning Act 2016*, a temporary local planning instrument may suspend or otherwise affect the operation of another local planning instrument but does not amend or repeal the instrument.

The purpose of TLPI 01/2024 is to:

- ensure that development of the site incorporates an affordable housing component that is a minimum 20 per cent of all dwellings and is evenly distributed throughout Precincts 1 and 2
- facilitate increased gentle density through residential development that integrates sensitively with the existing surrounding residential land uses and natural environment
- support improved biodiversity and environmental outcomes through restoration and rehabilitation of connectivity corridors
- provide for sporting and recreational facilities that are publicly accessible and open to the broader community, and
- support innovative carparking solutions and carshare models to reduce dependency on individual car ownership.

Location of area to which TLPI 01/2024 applies

TLPI 01/2024 applies only to part of the Gold Coast City Council local government area, namely the land within the TLPI Area identified in Figure 1 of the TLPI.

Further Information

Copies of TLPI 01/2024 are available from Planning Group, within the Department of Housing, Local Government, Planning and Public Works' Brisbane office at 1 William Street, BRISBANE CITY QLD 4000. TLPI 01/2024 can also be viewed online at: <https://www.planning.qld.gov.au/planning-framework/plan-making/local-planning/temporary-local-planning-instruments>

For further information, please contact the SEQ South regional office on (07) 5644 3210.

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

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