
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 to 6,280 dwellings/year in 2021-2031 and 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 (SEQ) Local Government Areas (LGA) 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 2023* 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 and framework for development occurring within the TLPI Area (see **Figure 1: TLPI Area**) which enables new supply for a diverse range of housing types within a compact urban form, an affordable housing component, security of open space and recreation areas, protection and rehabilitation of biodiversity corridors.

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 that is a minimum 20 per cent of all dwellings and is evenly distributed throughout Precincts 1 and 2;
 - (b) facilitate increased gentle density through residential development that integrates sensitively with the existing surrounding residential land uses and natural environment;
 - (c) support improved biodiversity and environmental outcomes through restoration and rehabilitation of connectivity corridors;
 - (d) provide for sporting and recreational facilities that are publicly accessible and open to the broader community; and
 - (e) support innovative carparking solutions and carshare models to reduce dependency on individual car ownership.
- 4.2 To achieve this purpose, the TLPI—
- (a) suspends and replaces parts of the Gold Coast City Plan (City Plan), as set out in Part 7 of this TLPI;
 - (b) applies to land described as Lot 18 on SP231562 and Lot 21 on SP144763, and includes five 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. Approved Master Plan
 - iii. Arundel Hills Development Code
 - iv. Attached dwelling
 - v. First home concession threshold
 - vi. Gentle density
 - vii. Master Plan
 - viii. Precinct 1 – Fairways Residential
 - ix. Precinct 2 – Parkview Residential
 - x. Precinct 3 – Sports and Recreation
 - xi. Precinct 4 – Open Space
 - xii. Precinct 5 – Conservation

- xiii. Proposed Master Plan
 - xiv. Relevant Development Application
 - xv. TLPI Area
- (g) encourages up-front master planning of the entire TLPI Area through a preliminary approval for a material change of premises and reconfiguring a lot.

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 requirements for accepted development
Residential activities	Accepted development subject to requirements	
	Dwelling House where in accordance with an Approved Master Plan	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 where in accordance with an Approved Master Plan	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 where in accordance with an Approved Master Plan	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	
	Dwelling House where proposed in a Relevant Development Application and in accordance with a Proposed Master Plan included in the Relevant Development Application	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.
	Dual Occupancy where proposed in a Relevant Development Application and in accordance with a Proposed Master Plan included in the Relevant Development Application	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.
	Home Based Business where proposed in a Relevant Development Application and in accordance with a Proposed Master Plan included in the Relevant Development Application	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.
	Multiple Dwelling where 3 storeys or less and either: (a) in accordance with an Approved Master Plan; or (b) proposed in a Relevant Development Application and in accordance with a Proposed Master Plan included in the Relevant Development Application	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 or not: (a) in accordance with an	Arundel Hills Development Code; and The Strategic Framework, relevant use codes, development codes or overlay codes in the planning

	Approved Master Plan; or (b) proposed in a Relevant Development Application and in accordance with a Proposed Master Plan included in the Relevant Development Application	scheme , except to the extent of any inconsistency with the Arundel Hills Development Code.
Business activities	Accepted development subject to requirements	
	Sales Office where in accordance with an Approved Master Plan (note – sales office will be calculated as a 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.
	Code assessment	
	Sales Office where proposed in a Relevant Development Application and in accordance with a Proposed Master Plan included in the Relevant Development Application	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.
Precinct 2a - Parkview Residential precinct		
Activity groups	Uses	Assessment benchmarks and requirements for accepted development
Residential activities	Accepted development subject to requirements	
	Dwelling House (including 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) where in accordance with an Approved Master Plan	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 where in accordance with an Approved Master Plan	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 where in accordance with an Approved Master Plan	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	
	Dwelling House (including 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) where proposed in a Relevant Development Application and in accordance with a Proposed Master Plan included in the Relevant Development Application	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.
Dual Occupancy where proposed in a Relevant Development Application and in accordance with a Proposed Master Plan included in the Relevant 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.	

Application	
Home Based Business where proposed in a Relevant Development Application and in accordance with a Proposed Master Plan included in the Relevant Development Application	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.
Multiple Dwelling where 4 storeys or less and either: (a) in accordance with an Approved Master Plan; or (b) proposed in a Relevant Development Application and in accordance with a Proposed Master Plan included in the Relevant Development Application	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 where involving a secondary dwelling with a GFA exceeding 80m ² OR where over a cumulative total of 123 dwelling houses in Precinct 2a OR not: (a) in accordance with an Approved Master Plan; or (b) proposed in a Relevant Development Application and in accordance with a Proposed Master Plan included in the Relevant Development Application	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 OR not: (a) in accordance with an Approved Master Plan; or (b) proposed in a Relevant Development Application and in accordance with a Proposed Master Plan included in the Relevant Development Application	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 and in accordance with an Approved Master Plan. (note – sales office will be calculated as a 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.
Code assessment	
Sales Office where under a cumulative total of 123 dwelling houses in Precinct 2a and proposed in a Relevant Development Application and in accordance with a Proposed Master Plan included in the Relevant Development Application	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 2b - Parkview Residential precinct

Activity Group	Uses	Assessment benchmarks and requirements for accepted development
Residential activities	Accepted development subject to requirements	
	<p>Dwelling House (including if involving a Secondary Dwelling with a gross floor area of up to 80m² and where under a cumulative total of 52 dwelling houses in Precinct 2b) where in accordance with an Approved Master Plan</p>	<p>Table B1; and</p> <p>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.</p>
	<p>Dual Occupancy where in accordance with an Approved Master Plan</p>	<p>Table B1; and</p> <p>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.</p>
	<p>Home Based Business where in accordance with an Approved Master Plan</p>	<p>Table B1; and</p> <p>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.</p>
	Code assessment	
	<p>Dwelling House (including if involving a Secondary Dwelling with a gross floor area of up to 80m² and where under a cumulative total of 52 dwelling houses in Precinct 2b) where proposed in a Relevant Development Application and in accordance with a Proposed Master Plan included in the Relevant Development Application</p>	<p>Arundel Hills Development Code; and</p> <p>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.</p>
	<p>Dual Occupancy where proposed in a Relevant Development Application and in accordance with a Proposed Master Plan included in the Relevant Development Application</p>	<p>Arundel Hills Development Code; and</p> <p>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.</p>
	<p>Home Based Business where proposed in a Relevant Development Application and in accordance with a Proposed Master Plan included in the Relevant Development Application</p>	<p>Arundel Hills Development Code; and</p> <p>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.</p>
	<p>Multiple Dwelling where 6 storeys or less and either:</p> <p>(a) in accordance with an Approved Master Plan; or</p> <p>(b) proposed in a Relevant Development Application and in accordance with a Proposed Master Plan included in the Relevant Development Application</p>	<p>Arundel Hills Development Code; and</p> <p>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.</p>
	Impact Assessment	
<p>Dwelling house if involving a secondary dwelling with a GFA exceeding 80m² OR where over a</p>	<p>Arundel Hills Development Code; and</p> <p>The Strategic Framework, relevant use codes, development codes or overlay codes in the planning</p>	

<p>cumulative total of 52 dwelling houses in Precinct 2b OR not:</p> <p>(a) in accordance with an Approved Master Plan; or</p> <p>(b) proposed in a Relevant Development Application and in accordance with a Proposed Master Plan included in the Relevant Development Application</p>	<p>scheme, except to the extent of any inconsistency with the Arundel Hills Development Code.</p>	
<p>Multiple Dwellings where more than 6 storeys OR not:</p> <p>(a) in accordance with an Approved Master Plan; or</p> <p>(b) proposed in a Relevant Development Application and in accordance with a Proposed Master Plan included in the Relevant Development Application</p>	<p>Arundel Hills Development Code; and</p> <p>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.</p>	
<p>Business activities</p>	<p>Accepted development subject to requirements</p>	
	<p>Sales Office where under a cumulative total of 52 dwelling houses in Precinct 2b and in accordance with an Approved Master Plan</p> <p>(note – sales office will be calculated as a dwelling house).</p>	<p>Table B1; and</p> <p>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.</p>
	<p>Code assessable</p>	
	<p>Sales Office where under a cumulative total of 52 dwelling houses in Precinct 2b and proposed in a Relevant Development Application and in accordance with a Proposed Master Plan included in the Relevant Development Application</p>	<p>Arundel Hills Development Code; and</p> <p>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.</p>
	<p>Food and drink outlet where located within the ground floor of Multiple dwelling development and not exceeding GFA of 500m² and either:</p> <p>(a) in accordance with an Approved Master Plan; or</p> <p>(b) proposed in a Relevant Development Application and in accordance with a Proposed Master Plan included in the Relevant Development Application</p>	<p>Arundel Hills Development Code; and</p> <p>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.</p>
	<p>Shop where located within the ground floor of a Multiple dwelling development and not exceeding 1,500m² per tenancy but not more than 2,000m² in total in Precinct 2b and either:</p> <p>(a) in accordance with an Approved Master Plan; or</p> <p>(b) proposed in a Relevant Development Application and in accordance with a</p>	<p>Arundel Hills Development Code; and</p> <p>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.</p>

Proposed Master Plan included in the Relevant Development Application	
<p>Health care services if within the ground floor of Multiple dwelling development and either:</p> <p>(a) in accordance with an Approved Master Plan; or</p> <p>(b) proposed in a Relevant Development Application and in accordance with a Proposed Master Plan included in the Relevant Development Application</p>	<p>Arundel Hills Development Code; and</p> <p>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.</p>

Precinct 3 - Sports and recreation precinct

Activity Group	Uses	Assessment benchmarks and requirements for accepted development
Community activities	Accepted development	
	Community Use where open to the public, involving no building work and in accordance with an Approved Master Plan	<p>Table B1; and</p> <p>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.</p>
	Code assessment	
	Community Use where open to the public, involving no building work, proposed in a Relevant Development Application and in accordance with a Proposed Master Plan included in the Relevant Development Application	<p>Arundel Hills Development Code; and</p> <p>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.</p>
	<p>Educational Establishment where in Precinct 3 – Sports and Recreation – Northern and either:</p> <p>(a) in accordance with an Approved Master Plan; or</p> <p>(b) proposed in a Relevant Development Application and in accordance with a Proposed Master Plan included in the Relevant Development Application</p>	<p>Arundel Hills Development Code;</p> <p>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.</p>
Recreation and environmental activities	Accepted development	
	Park and in accordance with an Approved Master Plan	None
	Accepted development subject to requirements	
	Environment Facility where open to the general public and in accordance with an Approved Master Plan	<p>Table B1; and</p> <p>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.</p>
Indoor Sport and Recreation where open to the public and associated with an Educational Establishment in 3 – Sports and Recreation – Northern and in accordance with an Approved Master Plan	<p>Table B1; and</p> <p>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.</p>	

<p>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 and in accordance with an Approved Master Plan</p>	<p>Table B1; and</p> <p>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.</p>
<p>Any use if a Temporary use and:</p> <ul style="list-style-type: none"> • 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; • the temporary use does not require works such as vegetation clearing or other operational work; and • in accordance with an Approved Master Plan. 	<p>Table B1; and</p> <p>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.</p>
<p>Code assessment</p>	
<p>Park where proposed in a Relevant Development Application and in accordance with a Proposed Master Plan included in the Relevant Development Application</p>	<p>Arundel Hills Development Code; and</p> <p>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.</p>
<p>Environment Facility where open to the general public and proposed in a Relevant Development Application and in accordance with a Proposed Master Plan included in the Relevant Development Application</p>	<p>Arundel Hills Development Code; and</p> <p>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.</p>
<p>Indoor Sport and Recreation where open to the public and associated with an Educational Establishment in 3 – Sports and Recreation – Northern and proposed in a Relevant Development Application and in accordance with a Proposed Master Plan included in the Relevant Development Application</p>	<p>Arundel Hills Development Code; and</p> <p>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.</p>
<p>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</p>	<p>Arundel Hills Development Code; and</p> <p>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.</p>

	<p>range and proposed in a Relevant Development Application and in accordance with a Proposed Master Plan included in the Relevant Development Application</p>	
	<p>Any use if a Temporary use and:</p> <ul style="list-style-type: none"> • 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; • the temporary use does not require works such as vegetation clearing or other operational work; and • proposed in a Relevant Development Application and in accordance with a Proposed Master Plan included in the Relevant Development Application 	<p>Arundel Hills Development Code; and</p> <p>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.</p>
Residential activities	Code assessment	
	<p>Caretaker's Accommodation but only where:</p> <p>(a) in Precinct 3 – Sports and Recreation – Northern;</p> <p>(b) where no more than one caretaker's accommodation is established on each lot that makes up the precinct; and either:</p> <p>(i) in accordance with an Approved Master Plan; or</p> <p>(ii) proposed in a Relevant Development Application and in accordance with a Proposed Master Plan included in the Relevant Development Application</p>	<p>Arundel Hills Development Code;</p> <p>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.</p>
Tourism and	Accepted development subject to requirements	

entertainment activities

<p>Club where:</p> <p>(a) involving no building work;</p> <p>(b) any ancillary food and drink component does not involve the sale of liquor; and</p> <p>(c) in accordance with an Approved Master Plan</p>	<p>Table B1; and</p> <p>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.</p>
Code assessment	
<p>Club where:</p> <p>(a) involving no building work;</p> <p>(b) any ancillary food and drink component does not involve the sale of liquor; and</p> <p>(c) proposed in a Relevant Development Application and in accordance with a Proposed Master Plan included in the Relevant Development Application</p>	<p>Arundel Hills Development Code;</p> <p>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.</p>

Precinct 4 - Open space Precinct & Precinct 5 - Conservation precinct

Activity Group	Uses	Assessment benchmarks and requirements for accepted development
Accepted development subject to requirements		
<p>Recreation and environmental activities</p>	<p>Park where in accordance with an Approved Master Plan</p>	<p>Table B1; and</p> <p>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.</p>
	<p>Any use if a Temporary use and:</p> <ul style="list-style-type: none"> • 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; • the temporary use does not require works such as vegetation clearing or other operational work; and • in accordance with an Approved Master Plan. 	<p>Table B1; and</p> <p>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.</p>

Code assessment	
<p>Park where proposed in a Relevant Development Application and in accordance with a Proposed Master Plan included in the Relevant Development Application</p>	<p>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.</p>
<p>Any use if a Temporary use and:</p> <ul style="list-style-type: none"> • 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; • the temporary use does not require works such as vegetation clearing or other operational work; and • proposed in a Relevant Development Application and in accordance with a Proposed Master Plan included in the Relevant Development Application 	<p>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.</p>
All precincts – any other use not mentioned in the tables above	
Impact assessment	
<p>Any other material change of use</p>	<p>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.</p>

Table A2: Table of Assessment – Reconfiguration of a Lot

TABLE A2: RECONFIGURING A LOT – ARUNDEL HILLS DEVELOPMENT AREA	
Categories of assessment	Assessment benchmarks and requirements for accepted development
Accepted development	
In Precinct 1 and Precinct 2 , reconfiguration of a lot where in accordance with an Approved Master Plan	
Code assessment	
Any reconfiguration of a lot where proposed in a Relevant Development Application and in accordance with a Proposed Master Plan included in the Relevant Development Application	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 3 , where in Precinct 3 – Sports and Recreation - Northern and Precinct 3 – Sports and Recreation - Southern and in accordance with an Approved Master 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 4 , where for the creation of Lots for public open space or conservation purposes and in accordance with an Approved Master 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 5 , where for the creation of Lots for public open space or conservation purposes and in accordance with an Approved Master 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.
Impact assessment	
Any other reconfiguring a lot	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

<p>Setbacks</p>	<p>RO1</p> <p>The minimum setbacks for dwellings on lots not greater than 450m² in area are as follows:</p> <table border="1" data-bbox="446 604 1356 1444"> <thead> <tr> <th>Setback</th> <th colspan="2">Minimum distance 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 to wall and balcony</td> </tr> <tr> <td rowspan="3">Rear</td> <td>Height</td> <td>Setback</td> </tr> <tr> <td>Up to 7.5m</td> <td>3m to outermost projection</td> </tr> <tr> <td>Exceeding 7.5m</td> <td>3.5m to outermost projection</td> </tr> <tr> <td rowspan="4">Side</td> <td>Height</td> <td>Setback</td> </tr> <tr> <td>Up to 4.5m</td> <td> <ul style="list-style-type: none"> • 1m to wall and balcony • 0.5m to outermost projection </td> </tr> <tr> <td>Between 4.5m-7.5m</td> <td> <ul style="list-style-type: none"> • 1.5m to wall and balcony • 1m to outermost projection </td> </tr> <tr> <td>Exceeding 7.5m</td> <td> <ul style="list-style-type: none"> • 2m to wall and balcony • 1.5m to outermost projection </td> </tr> </tbody> </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	Height	Setback	Up to 7.5m	3m to outermost projection	Exceeding 7.5m	3.5m to outermost projection	Side	Height	Setback	Up to 4.5m	<ul style="list-style-type: none"> • 1m to wall and balcony • 0.5m to outermost projection 	Between 4.5m-7.5m	<ul style="list-style-type: none"> • 1.5m to wall and balcony • 1m to outermost projection 	Exceeding 7.5m	<ul style="list-style-type: none"> • 2m to wall and balcony • 1.5m to outermost projection
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	Exceeding 7.5m	<ul style="list-style-type: none"> • 2m to wall and balcony • 1.5m to outermost projection 																								
<p>Building Height</p>	<p>RO2</p> <p>Building height meets the minimum heights in the Table 1.</p>																									
<p>Transport and Parking</p>	<p>RO3</p> <p>Development is to provide car parking spaces in accordance with the following maximum rates:</p> <table border="1" data-bbox="446 1707 1344 1934"> <thead> <tr> <th>Use</th> <th>Max no. of parking spaces</th> </tr> </thead> <tbody> <tr> <td rowspan="4">Dwelling</td> <td>0.75 space per one bedroom dwelling</td> </tr> <tr> <td>1.25 spaces per two-bedroom dwelling</td> </tr> <tr> <td>1.5 spaces per three-bedroom dwelling</td> </tr> <tr> <td>2 spaces for four bedroom dwelling and above</td> </tr> </tbody> </table>	Use	Max no. of parking spaces	Dwelling	0.75 space per one bedroom dwelling	1.25 spaces per two-bedroom dwelling	1.5 spaces per three-bedroom dwelling	2 spaces for four bedroom dwelling and above																		
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	<table border="1"> <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>	Home-based business	1 (in addition to the car parking required for the Dwelling, if applicable)	Sales office	4
Home-based business	1 (in addition to the car parking required for the Dwelling, if applicable)				
Sales office	4				
Land Use	<p>RO4</p> <p>Development incorporates an affordable housing component that:</p> <p>a) comprises a minimum 20% of all dwellings forming part of the development; and</p> <p>b) must be consistent with an even distribution of a minimum 20% of all dwellings throughout the precinct, and for all stages of development within Precinct 1 and Precinct 2, being affordable housing component.</p>				
Master Plan	<p>RO5</p> <p>Development is in accordance with an Approved Master Plan.</p>				
Required Outcomes for development in Precinct 3					
Building scale	<p>RO6</p> <p>Buildings in Precinct 3 – Sports and Recreation – Northern are a maximum of 12% site cover, per lot.</p>				
Setbacks	<p>RO7</p> <p>Buildings in Precinct 3 are setback a minimum of:</p> <p>c) 10 metres from any road frontage; and</p>				
Building Height	<p>RO8</p> <p>Buildings in Precinct 3 are not greater than 11.5 metres in height.</p>				
Caretaker's Accommodation	<p>RO9.1</p> <p>No more than 1 caretaker's accommodation is established on any lot in Precinct 3 – Sports and Recreation – Northern.</p>				
	<p>RO9.2</p> <p>A caretaker's accommodation is a single dwelling no greater than 250m² of gross floor area.</p>				
	<p>RO9.3</p> <p>The caretaker's accommodation is occupied by at least one person who is employed on the site.</p>				
Club	<p>RO10</p> <p>Any use of land in Precinct 3 for the purposes of a Club must have a public sporting or recreational purpose.</p>				
Environment Facility	<p>RO11</p> <p>Any Environment Facility in Precinct 3 – Sports and Recreation - Southern is open to the public and limited to walking tracks, seating, shelters and boardwalks.</p>				
Food and Drink Outlet	<p>RO12</p> <p>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.</p>				
Outdoor Sport and Recreation	<p>RO13</p> <p>Precinct 3 is for public recreation and sporting activities.</p>				

Master Plan	RO14 Development is in accordance with an Approved Master Plan.
Required Outcomes for development in Precinct 4	
Park	RO15 Open space in Precinct 4 is for public sport, recreation and leisure activities.
Master Plan	RO16 Development is in accordance with an Approved Master Plan.

ATTACHMENT C: Arundel Hills Development Code

1. Compliance with the Arundel Hills Development Code

Development complies with the Arundel Hills Development Code if it:

- (1) complies with either:
 - (a) the purpose and overall outcomes of the Arundel Hills Development Code; or
 - (b) the performance outcomes or acceptable outcomes (if applicable) of the Arundel Hills Development Code; and
- (2) is either:
 - (a) where there is an Approved Master Plan – in accordance with the Approved Master Plan; or
 - (b) where there is no Approved Master Plan – proposed in a Relevant Development Application and is in accordance with a Proposed Master Plan included in the Relevant Development Application.

Note: If an application does not comply with one or more of the applicable acceptable outcomes, or if no acceptable outcome is specified, the application must comply with the performance outcome. An application that complies with either the applicable acceptable outcomes or the performance outcome is considered to comply with the 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 comprises at least 20% of all dwellings forming part of the development, and is consistent with an even distribution of a minimum 20% of all dwellings throughout Precincts 1 and 2, and for all stages of development within Precincts 1 and 2, being affordable housing component.
 - (b) Development is well located, resilient and contains a variety of dwelling types across Precincts 1 and 2.
 - (c) Development achieves a minimum of 650 dwellings across the Precincts 1 and 2 as described in **Table 1**.
 - (d) Development only occurs where in accordance with an Approved Master Plan, in order to ensure that the development of the entire TLPI Area is sequenced, staged and coordinated in a manner that achieves the purpose of the Arundel Hills Development Code.

(Notes for paragraph (d) – To avoid any doubt:

 - (a) *For a Relevant Development Application that includes a Proposed Master Plan, the proposed development is not inconsistent with paragraph (d) merely because there is no Approved Master Plan at the time that development application is properly made.*
 - (b) *Subject to note (a) above, development that is not consistent with an Approved Master Plan is contrary to the purpose of the Arundel Hills Development Code. Any such development is premature, and incompatible with ensuring a sequenced, staged and coordinated development for the entirety of the TLPI Area)*
 - (e) Any Proposed Master Plan:
 - i. strictly complies with all elements of the definition of “Master Plan” in this TLPI;
 - ii. demonstrates, in its accompanying infrastructure capacity and servicing plan and open space and biodiversity conservation plan that proposed infrastructure works, and proposed dedication of land for open space and conservation purposes, will be:
 - adequate to efficiently service the proposed development of the TLPI Area as provided for in the Master Plan; and
 - sequenced and staged in an appropriate way.
 - (f) 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.

- (g) 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.
- (h) Development incorporates innovative carparking solutions including carshare models to reduce dependency on individual car ownership
- (i) Shops, food and drink outlets and health care services, where proposed, are integrated into the ground floor design of multiple dwelling developments in areas where higher density is envisaged.
- (j) Development meets the minimum residential densities, building heights and maximum lot sizes as described in **Table 1**.
- (k) 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.
- (l) All land in Precinct 4 is appropriately maintained for public recreation in dedicated open space corridors.
- (m) 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 all Precincts:
 - i. only occurs where in accordance with an Approved Master Plan.
 - (b) Development in Precinct 1 – Fairways Residential:
 - i. incorporates an affordable housing component that comprises at least 20% of all dwellings forming part of the development, and is consistent with an even distribution of a minimum 20% of all dwellings throughout Precincts 1 and 2, and for all stages of development within Precincts 1 and 2, being affordable housing component
 - 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 adjacent to existing-low rise surrounding 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 that considers ground plain and vertical greening as well as the streetscape
 - 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 2 – Parkview Residential:

- i. incorporates an affordable housing component that comprises at least 20% of all dwellings forming part of the development, and is consistent with an even distribution of a minimum 20% of all dwellings throughout Precincts 1 and 2, and for all stages of development within Precincts 1 and 2, being affordable housing component
 - ii. consists of a range of predominantly attached housing types that support density and enhance local character by maintaining a graduated scale, building height and intensity throughout, and specifically by delivering:
 - 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. ensures shops, food and drink outlets and health care services, where proposed, are integrated into the ground floor design of multiple dwelling developments
 - 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 generous landscaping that considers ground plain and vertical greening, 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.
- (d) 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
- (e) 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.
- (f) Development in Precinct 5 – Conservation:
- i. secures conservation areas for the long-term protection and rehabilitation of land, comprising extensive vegetation and excluding any urban development
 - ii. identifies and protects 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 comprised at least 20% of all dwellings and is evenly distributed throughout the precinct
Precinct 2 - Parkview Eastern Residential							
Precinct 2a	Medium Density Residential	RD3 (detached) RD4 (attached)	2 storeys	173	30%	Dwelling house - 400m ²	Incorporates an affordable housing component that comprises at least 20% of all dwellings across all precincts and is evenly distributed throughout the precinct
Precinct 2b	Medium Density Residential	RD5	2 storeys	287	80%	Where a corner or rear lot – 450m ² Attached dwellings – no limit	
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																									
<p>PO1</p> <p>A building is setback to:</p> <ol style="list-style-type: none"> 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. 	<p>AO1</p> <p>The minimum setbacks of a building complies with the following table:</p> <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 rowspan="3">Rear</td> <td>Height</td> <td>Setback</td> </tr> <tr> <td>Up to 7.5m</td> <td>3m to outermost projection</td> </tr> <tr> <td>Exceeding 7.5m</td> <td>3.5m to outermost projection</td> </tr> <tr> <td rowspan="3">Side</td> <td>Height</td> <td>Setback</td> </tr> <tr> <td>Up to 4.5m</td> <td> <ul style="list-style-type: none"> 1m to wall and balcony 0.5m to outermost projection </td> </tr> <tr> <td>Between 4.5m-7.5m</td> <td> <ul style="list-style-type: none"> 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	Height	Setback	Up to 7.5m	3m to outermost projection	Exceeding 7.5m	3.5m to outermost projection	Side	Height	Setback	Up to 4.5m	<ul style="list-style-type: none"> 1m to wall and balcony 0.5m to outermost projection 	Between 4.5m-7.5m	<ul style="list-style-type: none"> 1.5m to wall and balcony 1m to outermost projection
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Table 4.2 Performance outcomes and acceptable outcomes – Precinct 1 - Fairways Residential code		
Performance outcomes	Acceptable Outcomes	
	Exceeding 7.5m	<ul style="list-style-type: none"> • 2.5m to wall and balcony • 2m 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 Freestanding 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 190 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: <ul style="list-style-type: none"> - Dwelling: <ul style="list-style-type: none"> o 0.75 space per one bedroom dwelling o 1.25 spaces per two-bedroom dwelling o 1.5 spaces per three-bedroom dwelling o 2 spaces for four bedroom dwelling and above o 0.25 spaces per dwelling for visitor parking - 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;	AO7 Off-street car parking is designed, constructed, line marked and maintained in accordance with <i>AS/NZS 2890.1: – Parking facilities Part 1: Off-street car parking, AS 2890.2 Parking facilities Part 2:</i>	

Table 4.2 Performance outcomes and acceptable outcomes – Precinct 1 - Fairways Residential code	
Performance outcomes	Acceptable Outcomes
<ul style="list-style-type: none"> 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. 	<p><i>Off-street commercial vehicle facilities and AS/NZS 2890.6: Parking facilities Part 6: Off-street parking for people with disabilities.</i></p>
Lot design (for subdivision only)	
<p>PO8</p> <p>Development seeks to achieve a lot layout that 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).</p>	<p>AO8</p> <p>No acceptable outcome.</p>
<p>PO9</p> <p>Lots are of a configuration that:</p> <ul style="list-style-type: none"> a) create practical shaped sites for intended development; and b) provide generous space for on-street parking and street trees. <p>Note: this provision does not apply to land that is to be dedicated for open space or infrastructure purpose.</p>	<p>AO9</p> <p>Minimum road frontage is 10m.</p> <p>OR</p> <p>Minimum road frontage is 4m for a rear lot.</p>
Land uses	
<p>PO10</p> <p>Development incorporates an affordable housing component that:</p> <ul style="list-style-type: none"> a) comprises a minimum 20% of all dwellings forming part of the development; and b) must be consistent with an even distribution of a minimum 20% of all dwellings throughout the precinct, and for all stages of development within the precinct, being affordable housing component.. <p>Note—An Affordable Housing Management Plan must be submitted as part of any application to demonstrate 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).</p>	<p>AO10</p> <p>No acceptable outcome.</p>
<p>PO11</p> <p>Development in Precinct 1 is characterised by predominantly low</p>	<p>AO11</p> <p>No acceptable outcome.</p>

Table 4.2 Performance outcomes and acceptable outcomes – Precinct 1 - Fairways Residential code	
Performance outcomes	Acceptable Outcomes
density development where adjacent to 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).	
PO12 Development provides a diversity in housing type, by accommodating attached housing and achieving the minimum residential density provisions described in Table 1 .	AO12 No acceptable outcome.
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 Development is either: a) where there is an Approved Master Plan –in accordance with the Approved Master Plan; or b) where there is no Approved Master Plan –proposed in a Relevant Development Application and is in accordance with a Proposed Master Plan included in the Relevant Development Application.	AO14 No acceptable outcome.
PO15 Where a development application includes a Proposed Master Plan, the Proposed Master Plan must demonstrate in its accompanying infrastructure capacity and servicing plan and open space and biodiversity conservation plan that proposed infrastructure works, and proposed dedication of land for open space and conservation purposes, will be: a) adequate to efficiently service the proposed development of the TLPI Area as provided for in the Master Plan; and b) sequenced and staged in an appropriate way.	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																											
<p>PO1</p> <p>A building is setback to:</p> <ol style="list-style-type: none"> 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. 	<p>AO1</p> <p>The minimum setbacks of a building complies with the following table:</p> <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 rowspan="3">Rear</td> <td>Height</td> <td>Setback</td> </tr> <tr> <td>Up to 7.5m</td> <td>3m to outermost projection</td> </tr> <tr> <td>Exceeding 7.5m</td> <td>3.5m to outermost projection</td> </tr> <tr> <td rowspan="4">Side</td> <td>Height</td> <td>Setback</td> </tr> <tr> <td>Up to 4.5m</td> <td> <ul style="list-style-type: none"> 1m to wall and balcony 0.5m to outermost projection </td> </tr> <tr> <td>Between 4.5m-7.5m</td> <td> <ul style="list-style-type: none"> 1.5m to wall and balcony 1m to outermost projection </td> </tr> <tr> <td>Exceeding 7.5m</td> <td> <ul style="list-style-type: none"> 2.5m to wall and balcony 2m 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	Height	Setback	Up to 7.5m	3m to outermost projection	Exceeding 7.5m	3.5m to outermost projection	Side	Height	Setback	Up to 4.5m	<ul style="list-style-type: none"> 1m to wall and balcony 0.5m to outermost projection 	Between 4.5m-7.5m	<ul style="list-style-type: none"> 1.5m to wall and balcony 1m to outermost projection 	Exceeding 7.5m	<ul style="list-style-type: none"> 2.5m to wall and balcony 2m to outermost projection
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	Up to 7.5m	3m to outermost projection																									
	Exceeding 7.5m	3.5m to outermost projection																									
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	Between 4.5m-7.5m	<ul style="list-style-type: none"> 1.5m to wall and balcony 1m to outermost projection 																									
	Exceeding 7.5m	<ul style="list-style-type: none"> 2.5m to wall and balcony 2m to outermost projection 																									
Height																											
<p>PO2</p> <p>Development accommodates a mix of residential uses and meets the minimum building heights described in Table 1 for Precinct 2.</p>	<p>AO2</p> <p>No acceptable outcome.</p>																										
<p>PO3</p> <p>Freestanding garages and carports present to the street as single storey.</p>	<p>AO3</p> <p>Freestanding garages and carports do not exceed a height of 3.5m.</p>																										
Density																											
<p>PO4</p> <p>Development in Precinct 2 exceeds the minimum residential density for Precinct 2 as described in Table 1 and:</p> <ol style="list-style-type: none"> incorporates a mix of housing typologies throughout the development and creates practically-shaped lot sizes for intended development ranging in size; results in diversity and variation of lot sizes and 	<p>AO4</p> <p>No acceptable outcome.</p>																										

Table 4.3 Performance outcomes and acceptable outcomes – Precinct 2 – Parkview Residential code	
Performance outcomes	Acceptable Outcomes
<p>attractive streetscapes;</p> <p>c) small lots are scattered amongst larger lots to facilitate variation in dwelling form;</p> <p>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</p> <p>e) achieve residential lot diversity and variation across the development.</p>	
<p>PO5</p> <p>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.</p>	<p>AO5</p> <p>No acceptable outcome.</p>
Transport and Parking	
<p>PO6</p> <p>Development provides car parking to accommodate the parking demand and incorporates innovative carparking solutions including carshare models.</p>	<p>AO6</p> <p>Development is to provide car parking spaces in accordance with the following:</p> <ul style="list-style-type: none"> - Dwelling: <ul style="list-style-type: none"> o 0.75 space per one bedroom dwelling o 1.25 spaces per two-bedroom dwelling o 1.5 spaces per three-bedroom dwelling o 2 spaces for four bedroom dwelling and above o 0.25 spaces per dwelling for visitor parking - Home-based business – 1 car space (in addition to the1 required for the Dwelling) - Sales office – 4 car spaces <p>Note: where land use is not identified in this AO, refer to the off-street car parking requirements in the Transport Code.</p>
<p>PO7</p> <p>Off street car parking areas are designed to:</p> <ol style="list-style-type: none"> 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. 	<p>AO7</p> <p>Off-street car parking is designed, constructed, line marked and maintained in accordance with <i>AS/NZS 2890.1: – Parking facilities Part 1: Off-street car parking, AS 2890.2 Parking facilities Part 2: Off- street commercial vehicle facilities and AS/NZS 2890.6: Parking facilities Part 6: Off-street parking for people with disabilities.</i></p>

Table 4.3 Performance outcomes and acceptable outcomes – Precinct 2 – Parkview Residential code	
Performance outcomes	Acceptable Outcomes
Lot design (for subdivision only)	
<p>PO8</p> <p>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.</p>	<p>AO8</p> <p>No acceptable outcome.</p>
Land uses	
<p>PO9</p> <p>Development incorporates an affordable housing component that:</p> <ol style="list-style-type: none"> comprises a minimum 20% of all dwellings forming part of the development; and must be consistent with an even distribution of a minimum 20% of all dwellings throughout the precinct, and for all stages of development within the precinct, being affordable housing component.. <p>Note—An Affordable Housing Management Plan must be submitted as part of any application to demonstrate 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).</p>	<p>AO9</p> <p>No acceptable outcome.</p>
<p>PO10</p> <p>Development in Precinct 2a is characterised by predominantly attached medium density residential development, including mixed-use developments, which transition from adjacent low density surrounding land uses, through to more concentrated medium density areas.</p>	<p>AO10</p> <p>Development meets the minimum percentage of attached dwellings for Precinct 2a as described in Table 1.</p>
<p>PO11</p> <p>Development in Precinct 2b is characterised by predominantly attached medium density residential development, including mixed-use developments, which is concentrated around open space and conservation areas.</p>	<p>AO11</p> <p>Development meets the minimum percentage of attached dwellings for Precinct 2b as described in Table 1.</p>
<p>PO12</p> <p>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.</p>	<p>AO12</p> <p>The GFA of a non-residential use does not exceed:</p> <ul style="list-style-type: none"> - 1,500m² per tenancy for a shop but not more than 2,000m² in total in Precinct 2b; or - 500m² for a food and drink outlet.
<p>PO13</p> <p>Non-residential activities operate within appropriate hours (6am-10pm) to minimise nuisance to nearby, existing or intended sensitive land uses.</p>	<p>AO13</p> <p>No acceptable outcome.</p>
<p>PO14</p> <p>Non-residential uses (other than community uses) are small</p>	<p>AO14</p> <p>A non-residential use (such as Health care services or Emergency services) includes a single tenancy and does not adjoin another existing</p>

Table 4.3 Performance outcomes and acceptable outcomes – Precinct 2 – Parkview Residential code	
Performance outcomes	Acceptable Outcomes
scale and stand-alone.	or approved non-residential use.
Master planning	
<p>PO15</p> <p>Development is either:</p> <ul style="list-style-type: none"> a) where there is an Approved Master Plan –in accordance with the Approved Master Plan; or b) where there is no Approved Master Plan –proposed in a Relevant Development Application and is in accordance with a Proposed Master Plan included in the Relevant Development Application. 	<p>AO15</p> <p>No acceptable outcome.</p>
<p>PO16</p> <p>Where a development application includes a Proposed Master Plan, the Proposed Master Plan must demonstrate in its accompanying infrastructure capacity and servicing plan and open space and biodiversity conservation plan that proposed infrastructure works, and proposed dedication of land for open space and conservation purposes, will be:</p> <ul style="list-style-type: none"> a) adequate to efficiently service the proposed development of the TLPI Area as provided for in the Master Plan; and b) sequenced and staged in an appropriate way. 	<p>AO16</p> <p>No acceptable outcome.</p>

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

This table comprises the Performance outcomes and acceptable outcomes for Precinct 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							
<p>PO1</p> <p>Setbacks:</p> <ul style="list-style-type: none"> a) assist in the protection of adjacent amenity; and b) reduce visual dominance of the built form from the road or adjoining dwellings. 	<p>AO1</p> <p>Setbacks are as follows:</p> <table border="1"> <thead> <tr> <th>Setback</th> <th>Minimum distances measured in metres (m)</th> </tr> </thead> <tbody> <tr> <td>Front</td> <td>6m</td> </tr> <tr> <td>Side and rear</td> <td>6m</td> </tr> </tbody> </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							
<p>PO2</p> <p>Site cover does not exceed 12% per lot:</p> <ul style="list-style-type: none"> a) reduces the dominance of buildings and structures; and b) reflects the open space needs for the proposed sport and recreational activity. 	<p>AO2</p> <p>No acceptable outcome</p>						
Height							
<p>PO3</p> <p>Development is of a height that:</p> <ul style="list-style-type: none"> a) allows for the effective operation of the use; and b) does not significantly impact on adjacent uses. 	<p>AO3</p> <p>Buildings in Precinct 3 are not greater than 12 metres in height</p>						
Lot design (for subdivision only)							
<p>PO4</p> <p>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 are no less than 30,000m²</p>	<p>AO4</p> <p>No acceptable outcome</p>						
Land uses							
<p>PO5</p> <p>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.</p>	<p>AO5</p> <p>No acceptable outcome</p>						
<p>PO6</p> <p>Precinct 3 – Sports and Recreation - Northern is used predominantly for outdoor sports and recreation purposes but may also be used for:</p> <ul style="list-style-type: none"> a) an Educational Establishment 	<p>AO6</p> <p>No acceptable outcome</p>						

Table 4.4 Performance outcomes and acceptable outcomes - Precinct 3 - Sports and Recreation code	
Performance outcomes	Acceptable Outcomes
<ul style="list-style-type: none"> b) Caretaker's Accommodation; c) a Club; d) Community Uses; and e) Indoor sport and recreation. 	
Built form and scale	
<p>PO7</p> <p>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.</p>	<p>AO7</p> <p>No acceptable outcome</p>
Club	
<p>PO8</p> <p>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.</p>	<p>AO8</p> <p>No acceptable outcome</p>
Environment Facility	
<p>PO9</p> <p>Any Environment Facility in Precinct 3 should be available to the public, small-scale and be appropriately sited relative to site constraints.</p>	<p>AO9</p> <p>No acceptable outcome</p>
Master planning	
<p>PO10</p> <p>Development is either:</p> <ul style="list-style-type: none"> a) where there is an Approved Master Plan –in accordance with the Approved Master Plan; or b) where there is no Approved Master Plan –proposed in a Relevant Development Application and is in accordance with a Proposed Master Plan included in the Relevant Development Application. 	<p>AO10</p> <p>No acceptable outcome.</p>
<p>PO11</p> <p>Where a development application includes a Proposed Master Plan, the Proposed Master Plan must demonstrate in its accompanying infrastructure capacity and servicing plan and open space and biodiversity conservation plan that proposed infrastructure works, and proposed dedication of land for open space and conservation purposes, will be:</p> <ul style="list-style-type: none"> a) adequate to efficiently service the proposed development of the TLPI Area as provided for in the Master Plan; and b) sequenced and staged in an appropriate way. 	<p>AO11</p> <p>No acceptable outcome.</p>

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							
<p>PO1</p> <p>Setbacks:</p> <ul style="list-style-type: none"> a) assist in the protection of adjacent amenity; and b) reduce visual dominance of the built form from the road or adjoining dwellings. 	<p>AO1</p> <p>Setbacks are as follows:</p> <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							
<p>PO2</p> <p>Site cover:</p> <ul style="list-style-type: none"> a) reduces the dominance of buildings and structures; and b) reflects the open space needs for the proposed sport and recreational activity. 	<p>AO2</p> <p>Site cover does not exceed 10% per lot.</p>						
Height							
<p>PO3</p> <p>The height of buildings and structures do not exceed 11.5m</p>	<p>AO3</p> <p>No acceptable outcome</p>						
Lot design (for subdivision only)							
<p>PO4</p> <p>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.</p>	<p>AO4</p> <p>No acceptable outcome provided.</p>						
Land uses							
<p>PO5</p> <p>The land comprising Open Space areas in Precinct 4 is to be dedicated as public open space for environmental and public recreation purposes.</p>	<p>AO5</p> <p>No acceptable outcome provided.</p>						
Installations/embellishments							
<p>PO6</p> <p>Public areas are embellished with a small barbeque area, a water bubbler, bench seating and some playground equipment/installation.</p>	<p>AO6</p> <p>No acceptable outcome provided.</p>						
Master planning							
<p>PO7</p> <p>Development is either:</p>	<p>AO7</p> <p>No acceptable outcome.</p>						

Table 4.5 Performance outcomes and acceptable outcomes – Precinct 4 - Open Space code	
Performance outcomes	Acceptable Outcomes
<ul style="list-style-type: none"> a) where there is an Approved Master Plan –in accordance with the Approved Master Plan; or b) where there is no Approved Master Plan –proposed in a Relevant Development Application and is in accordance with a Proposed Master Plan included in the Relevant Development Application. 	
<p>PO8</p> <p>Where a development application includes a Proposed Master Plan, the Proposed Master Plan must demonstrate in its accompanying infrastructure capacity and servicing plan and open space and biodiversity conservation plan that proposed infrastructure works, and proposed dedication of land for open space and conservation purposes, will be:</p> <ul style="list-style-type: none"> a) adequate to efficiently service the proposed development of the TLPI Area as provided for in the Master Plan; and b) sequenced and staged in an appropriate way. 	<p>AO8</p> <p>No acceptable outcome.</p>

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							
<p>PO1</p> <p>Setbacks:</p> <p>a) assist in the protection of adjacent amenity; and</p> <p>b) reduce visual dominance of the built form from the road or adjoining dwellings.</p>	<p>AO1</p> <p>Setbacks are as follows</p> <table border="1"> <thead> <tr> <th>Setback</th> <th>Minimum distances measured in metres (m)</th> </tr> </thead> <tbody> <tr> <td>Front</td> <td>6m</td> </tr> <tr> <td>Side and rear</td> <td>3m</td> </tr> </tbody> </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							
<p>PO2</p> <p>The height of buildings and structures do not exceed 9m</p>	<p>AO2</p> <p>No acceptable outcome</p>						
Amenity							
<p>PO3</p> <p>Buildings are integrated within the landscape and do not appear as a prominent feature</p>	<p>AO3</p> <p>No acceptable outcome.</p>						
<p>PO4</p> <p>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.</p>	<p>AO4</p> <p>No acceptable outcome.</p>						
Land uses							
<p>PO5</p> <p>Development does not include residential development.</p>	<p>AO5</p> <p>No acceptable outcome.</p>						
<p>PO6</p> <p>Land comprising Conservation areas in Precinct 5 is rehabilitated for environmental purposes and is to maintain wildlife connectivity throughout the TLPI Area.</p>	<p>AO6</p> <p>No acceptable outcome</p>						
Master planning							
<p>PO7</p> <p>Development is either:</p> <p>a) where there is an Approved Master Plan –in accordance with the Approved Master Plan; or</p> <p>b) where there is no Approved Master Plan –proposed in a Relevant Development Application and is in accordance with a Proposed Master Plan included in the Relevant Development Application.</p>	<p>AO7</p> <p>No acceptable outcome.</p>						

Table 4.6 Performance outcomes and acceptable outcomes – Precinct 5 - Conservation code	
Performance outcomes	Acceptable Outcomes
<p>PO8</p> <p>Where a development application includes a Proposed Master Plan, the Proposed Master Plan must demonstrate in its accompanying infrastructure capacity and servicing plan and open space and biodiversity conservation plan that proposed infrastructure works, and proposed dedication of land for open space and conservation purposes, will be:</p> <ul style="list-style-type: none"> a) adequate to efficiently service the proposed development of the TLPI Area as provided for in the Master Plan; and b) sequenced and staged in an appropriate way. 	<p>AO8</p> <p>No acceptable outcome.</p>

ATTACHMENT D: Definitions

Affordable housing component see schedule 4 Planning Regulation 2017

Approved Master Plan means a Master Plan that has been approved as part of a development approval given for a Relevant Development Application.

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 (dutiabale 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.

Note: Gentle density is locational specific and the principles of good design should prevail to determine the appropriate housing product for the locational context.

Master Plan means a plan that:

- (a) relates to the entirety of the TLPI Area;
- (b) is generally in accordance with Figure 2 – Arundel Hills Precinct Plan;
- (c) provides for development of the TLPI Area to be consistent with the following (as applicable):
 - (i) for accepted development – the requirements for accepted development in Attachment; or
 - (ii) for assessable development – the performance outcomes and acceptable outcomes of the Arundel Hills Development Code;
- (d) includes a proposed ultimate lot layout for the entire TLPI Area that includes (but is not limited to) identification of:
 - (i) proposed staging for development of the TLPI Area, and the sequencing of each stage;
 - (ii) all proposed lots and their boundaries;
 - (iii) the proposed use of each proposed lot;
 - (iv) the number of dwellings on each proposed lot;
 - (v) proposed lots on which affordable housing component is to be delivered, and the number of affordable housing component dwellings on each proposed lot;
 - (vi) all lots where commercial tenancies are proposed, and the size of each proposed commercial tenancy;
 - (vii) details to demonstrate that the Master Plan is consistent with delivery of affordable housing component that is at least 20% of all dwellings, distributed evenly throughout Precincts 1 and

¹ *ShapingSEQ 2023, p247*

- 2 and for all stages of development
 - (viii) proposed road layout and road hierarchy;
 - (ix) lots proposed to be dedicated for sports and recreation, open space or conservation purposes; and
 - (x) details to demonstrate that the Master Plan strictly incorporates all other parameters set out in **Table 1**; and
- (e) is accompanied by an infrastructure capacity and servicing plan for the entire TLPI Area that:
- (i) reviews infrastructure capacity for transport, water, stormwater and sewerage infrastructure; and
 - (ii) identifies all proposed infrastructure works, and the proposed sequencing and staging of those works, with reference to the proposed sequencing and staging of development;
- (f) is accompanied by an open space and biodiversity conservation plan addressing the proposed sequencing and staging for lots proposed to be dedicated for open space and conservation purposes, with reference to the proposed sequencing and staging of development.

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 (incorporating Precinct 2a and 2b) on Figure 2, and no more than 14.85 hectares.

Precinct 3 - Sports and Recreation means the area indicated as Precinct 3 (incorporating Precinct 3 - Sports and Recreation - Northern and Precinct 3 - Sports and Recreation - Southern) 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.

Proposed Master Plan means a Master Plan that is proposed as part of a Relevant Development Application.

Relevant Development Application means that a development application that only includes development applications for preliminary approvals for both a material change of use of premises and for reconfiguring a lot, and for which the subject premises is the entirety of the TLPI Area.

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

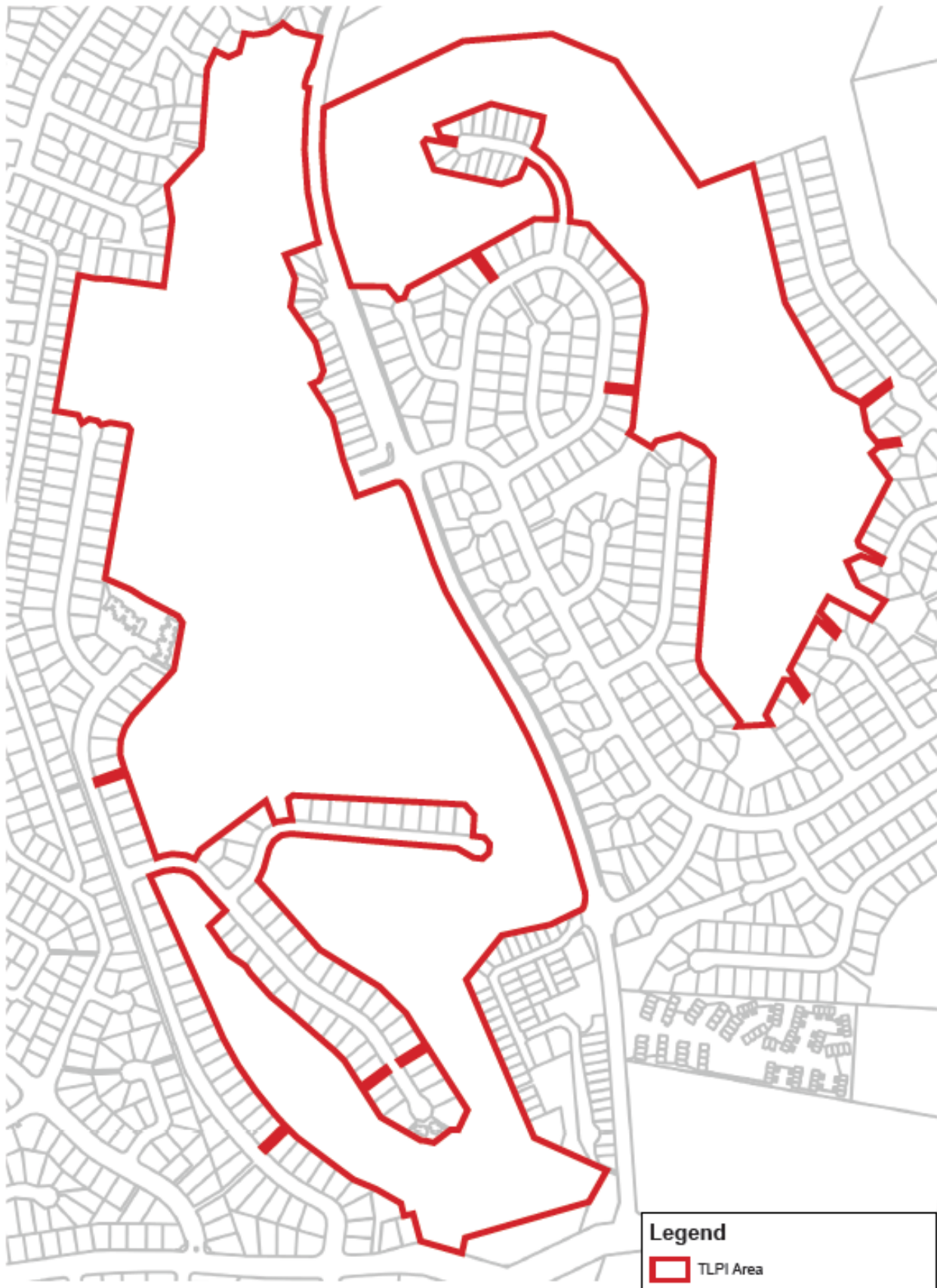


Figure 1 - TLPI Area

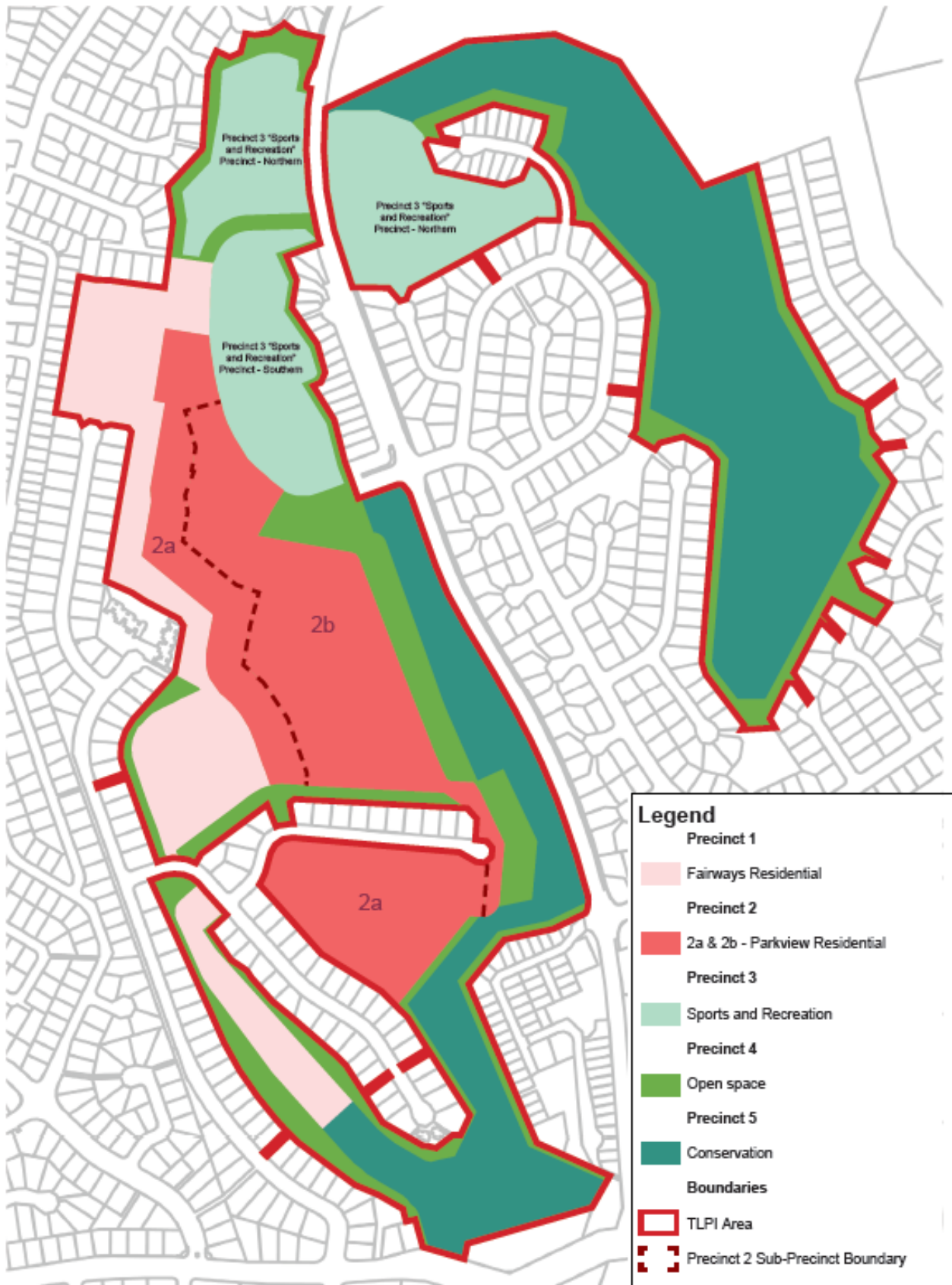


Figure 2 - Arundel Hills Temporary Local Planning Instrument Precinct Plan



Approximate scale (metres)
0 50 100 150 200

