

NATIONAL



**WINNER**  
QUEENSLAND



Residential Development

# Arundel Springs

Arundel, QLD

By Villa World

Award Sponsor





## WINNER QUEENSLAND

### RESIDENTIAL DEVELOPMENT

Arundel Springs is a dynamic and popular new residential community located on Greenacre Drive, Arundel. It comprises 306 detached lots ranging from 273sqm to 700sqm, with an average lot size of 396sqm, as well as five terrace home sites (totalling 87 dwellings). It also features a Conservation Area with walking trails adjoining Coombabah Creek, local recreation and linear parks that link Arundel Springs to the adjacent City of Gold Coast open space, and wetlands that have been activated to accommodate native fauna and flora.

Arundel Springs was one of the last remaining greenfield development sites east of the M1 on the central Gold Coast when it was purchased by Villa World. The previous owners had secured a Preliminary Approval overriding the Planning Scheme via Court Order for 456 dwellings to be delivered as a mix of detached lots, attached houses and apartments. However, by the time

Villa World acquired the site it was determined that significant changes to the site context were required and as such redesign of numerous elements within the development was undertaken and approved through the Planning and Environment Court.

The subsequent redesign and amendments to the planning code needed to proceed within the confines of a permissible change under the Sustainable Planning Act, whilst delivering a legible and efficient design that opened the road network up to adjoining open space, provided product types suited to current market demand, and improved engineering and earthworks design outcomes. The amendments also needed to address changes to the interface with the Coomera Connector and Light Rail Corridor, the findings of a detailed flood study, and making the planning code more user friendly and better aligned with the Gold Coast Planning Scheme.

## Judge's Comments

Following acquisition of this site by Villa World, a subsequent redesign and amendment to an existing approval led to the creation and development of a most attractive project.

Upon entering Arundel Springs on the central Gold Coast the built form of contemporary terrace homes frame a highly maintained landscaped linear park which transitions into more natural wetlands. Extensive use of natural materials as landscaping treatments have cleverly masked the necessary engineering requirements needed for control and cleansing of large stormwater flows dissecting the site.

The developer is to be highly commended for the strong collaboration with the City of Gold Coast over stormwater and access to adjoining land, leading to attractively created open space areas immediately beyond the site and improved habitat values.

Further collaboration with the Department of Transport and Main Roads allowed for the mutual beneficial export of spoil to an adjoining future road corridor as a result of 7 metres excavation from part of the site. This agreement facilitated development of smaller allotments with minimum need for retaining.

The judges noted that the documented Arundel Springs Place Code delivered quality, diversity and individual maintenance of homes making for a highly liveable environment.

## Key Consultants

- RPS GROUP ROBINA
- MORTONS URBAN SOLUTIONS
- MCLEOD BYRNS LARDNER
- HABITAT ENVIRONMENT MANAGEMENT
- WATER TECHNOLOGY
- CRG ACOUSTICS
- RYTENSKILD TRAFFIC



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Winner – Residential Development Award

## RESIDENTIAL DEVELOPMENT CATEGORY

Winner

‘Arundel Springs’ by Villa World QLD 4214



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Residential Development

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Villa World

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A handwritten signature in black ink that reads 'Simon Basheer'.

Simon Basheer  
UDIA President