

DECLARATION OF APPLICATION FOR STATE FACILITATED DEVELOPMENT

154-170 Highfield Drive and Lot 1 Breakwater Road, Merrimac and 172-182 Highfield Drive, Robina

The National Housing Accord is a landmark agreement to address one of our nation's biggest economic challenges: the supply and affordability of housing. The Accord requires 1.2 million new homes across Australia within five years. For Queensland this means around 240,000 additional new well-located homes must be built by mid-2029.

The Queensland Government's \$3.1 billion *Homes for Queenslanders* plan is the State's commitment to this task and to ensure that every Queenslander has access to a safe, secure and affordable home.

A key initiative of the *Homes for Queenslanders* plan is the State Facilitated Development pathway – a new fast track development assessment pathway. Streamlined approval pathways have been specifically identified as a measure that each state must bring forward under the National Planning Reform Blueprint.

State Facilitated Development provides a pathway to faster decisions and resolution of planning and infrastructure issues to provide housing, including social and affordable homes.

The Minister for Housing, Local Government and Planning and Minister for Public Works has made a declaration under section 106D of the *Planning Act 2016* (Planning Act) to declare the relevant application described below to be an application for State facilitated development.

This proposal has locational attributes including, but not limited to, the proximity to active and public transport options and proximity to local amenity that makes it highly suitable for delivering more well-located homes for Queenslanders.

A summary of the State Facilitated Development is outlined below:

Site details	Site Address:	154-170 Highfield Drive and Lot 1 Breakwater Road, Merrimac and 172-182 Highfield Drive, Robina Qld 4226
	Lot/Plan Description:	Lot 1 on SP190865 Lot 2 on RP223566 Lot 902 on SP108453
	Site Area:	73.08ha
	Landowner:	Lot 1: The QLD Quarry Pty Ltd Lot 2: Baymill Investments Pty Ltd Lot 902: Baymill Investments Pty Ltd
	Local Government Area:	Gold Coast City Council

Application details	Development	<p>Proposed Development Application for:</p> <ul style="list-style-type: none"> • Preliminary Approval for a Material Change of Use – Plan of Development • Material Change of Use – Multiple Dwelling (stage 1A) • Reconfiguring a Lot • Operational Work
	Key elements	<p>The proposed development is a build-to-sell residential development.</p> <p>The development will comprise the following key elements:</p> <ul style="list-style-type: none"> • A master planned community to be delivered over five stages • A total yield of up to 2,750 dwellings • 140-150 dwellings over two towers as part of stage 1A • Dwelling typologies inclusive of: <ul style="list-style-type: none"> ○ Studio ○ 1 Bedroom ○ 2 Bedroom ○ 3 Bedroom • Up to 1,000m² floor area for commercial uses • Several buildings ranging between 2 to 20 storeys • Open space and pedestrian linkages • Basement car parking. <p>The proposal also includes associated infrastructure such as internal roads with pedestrian, cycling, and bus lanes, external intersection upgrades, and a pedestrian bridge and active transport corridor to connect to Robina Train Station.</p>
	Affordable Housing Component	<p>The proposal includes an affordable housing component that equates to at least 15% of all dwellings and an Affordable Housing Management Plan will be finalised and conditioned to give assurance as to how the affordable housing component will be delivered.</p> <p>This plan will confirm the affordability matters specific to the application, which may include but not be limited to the following:</p> <ul style="list-style-type: none"> • A minimum of 20% affordable housing allocation will be provided across studio, 1 and 2-bedroom dwelling typologies in a build-to-sell model. • Indicative price ranges for the sale of the affordable dwellings (including percentage below market value) that are below the first home concession limit. • Affordable housing is to be sold for an amount that is less than the first home concession limit due to the type, composition, method of construction, size or level of finish of the housing, as defined by the Real Estate Institute of Queensland for Merrimac and Robina or as assessed by a valuer in a valuation. • An eligibility criteria for owners, including evidence of income. • Affordable housing is to be maintained for a minimum period of 20 years from commencement of use.

Why has this relevant application been declared an application for State Facilitated Development?

- The proposal is for an urban purpose and will assist in the delivery of an identified priority for the state, being the delivery of housing.
- The application complies with the criteria prescribed by the Planning Regulation 2017, in that:
 - The proposal is for predominantly residential development.
 - The proposal includes an affordable housing component.
 - The affordable housing component is diverse in its make up (including type, tenure, bedrooms etc).
 - The land is zoned to support residential development or can be readily serviced by infrastructure.
- It is appropriate the Chief Executive assesses and decides the application.

What happens next?

As the relevant application has been declared an application for State Facilitated Development:

- The Chief Executive is to be responsible for assessing and deciding the application.
- An application that is not substantially different from the relevant application declared to be the application for State Facilitated Development must be made to the Chief Executive.
- The application must be made to the Chief Executive within 40 business days of the date of this notice.
- Chapter 3, Part 6A, Division 3 of the Planning Act applies for assessing and deciding the application made in accordance with the above requirements.

In accordance with section 106H of the Planning Act, when a declaration of an application for State facilitated development takes effect:

- (a) any decision on the application made by the decision-maker, including any deemed approval, stops having effect; and
- (b) any decision notice given by the decision-maker for the application stops having effect; and
- (c) any appeal against a decision on the application made by the decision-maker is discontinued; and
- (d) if this declaration notice states the restarting point for the application—the process for administering the application starts again from the restarting point.

Who do I contact for more information?

For more information, please contact:

Department of Housing, Local Government,
Planning and Public Works
C/- Director, State Facilitated Development
Planning Group

Email: SFD@dasilgp.qld.gov.au

Post: GPO Box 690 Brisbane
Queensland 4001 Australia

Notice date: 21 September 2024