

PROPOSED STATE FACILITATED DEVELOPMENT

2, 6, 8, 10 and 12 Lanyana Way and 28 Sunshine Beach Road, Noosa Heads

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 Queenslanders 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.

GCMT Properties Pty Ltd has requested 2, 6, 8, 10 and 12 Lanyana Way and 28 Sunshine Beach Road, Noosa Heads be considered under the State Facilitated Development pathway. This site has locational attributes (see enclosed site location plan), 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 proposed State Facilitated Development is outlined below:

Site details	Site Address:	2, 6, 8, 10 and 12 Lanyana Way and 28 Sunshine Beach Road, Noosa Heads Qld 4567
	Lot/Plan Description:	Lots 7-9 on RP129285 Lot 12 on RP129285 Lot 13 on SP201766 Lots 0-12 on BUP7331
	Site Area:	5,047m ²
	Landowners:	GCMT Properties Pty Ltd Body Corporate for Sunshine Centre Community Titles Scheme 7916 Trifecta Properties Pty Ltd Relette Holdings Pty Ltd Lanyana Investments Pty Ltd
	Local Government Area:	Noosa Shire Council
Application summary	Applicant Details:	GCMT Properties Pty Ltd
	<p>The proposed development is a build-to-rent residential development. Upon finalisation of detailed design of the project, any approved project will include at least 15% of the housing dedicated as affordable.</p> <p>The proposal includes:</p> <ul style="list-style-type: none"> • Approx. 195 residential units • Commercial and retail land uses at ground level • On-site parking • Communal areas and amenities. 	

Why is this being proposed?

- The proposed State Facilitated Development 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.

What happens next?

When the declaration for State Facilitated Development takes effect, in accordance with section 106H the following applies:

- (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 the declaration notice states the restarting point for the application—the process for administering the application starts again from the restarting point.

Have your say

Representations can be made about the proposed State Facilitated Development by **5:00pm on Monday, 23 September 2024** via:

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: Monday, 2 September 2024

