

DECLARATION OF APPLICATION FOR STATE FACILITATED DEVELOPMENT

40, 41, 50, 55 & 60 Woodvale Crescent and 205A Woogaroo Street, Forest Lake

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.

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, proximity local shops at West Grand Place, Grand Avenue State School, Forest Lake State School and light industrial employment areas 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:	40, 41, 50, 55 and 60 Woodvale Crescent and 205A Woogaroo Street, Forest Lake QLD 4078
	Lot/Plan Description:	Lot 4 on RP811456 Lot 5 on RP811456 Lot 6 on RP811456 Lot 15 on RP811456 Lot 16 on RP811456 Lot 105 on RP811456
	Site Area:	5.85ha
	Landowner:	Lot 4: Tuan Thanh Nguyen & Trang Xuan Thi Nguyen Lot 5: Ryk Edward Field & Cristina Nicole Cifuentes Lot 6: Alan Stephen Ives Lot 15: Reginald John Cumpstay & Lynsay Lyall Cumpstay Lot 16: Kenneth Malcolm Thorne & Kay Thorne Lot 105: Brisbane City Council
	Local Government Area:	Brisbane 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 • 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"> • Minimum dwelling density of 25 dwellings per net developable hectare. • Dwelling typologies inclusive of: <ul style="list-style-type: none"> ○ Multiple dwelling (terrace housing) ○ Dwelling house (standard lots and small lot) ○ Secondary dwellings. <p>The proposal will include functional, connected environmental and open space corridors through the precinct to ensure the retention and protection of a significant large portion of vegetation in the locality.</p>
	Affordable Housing Component	<p>The proposal includes an affordable housing component that equates to at least 15 percent 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 are proposed to include but not be limited to the following:</p> <ul style="list-style-type: none"> • A minimum of 15 percent affordable housing allocation will be provided across the planned housing typologies. • Indicative price ranges for the sale of the affordable dwellings (including percentage below market value) that are below the first home concession limit. • Dwellings are to be sold for an amount that is less than the first home concessions limit due to the type, composition, method of construction, size or level of finish of the housing. • 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@dSDLGP.qld.gov.au

Post: GPO Box 690 Brisbane
Queensland 4001 Australia

Notice date: 30 September 2024