

PROPOSED 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 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.

Woodvale Crescent Pty Ltd, has requested 40, 41, 50, 55 & 60 Woodvale Crescent and 205A Woogaroo Street, Forest Lake 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 public transport options and 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:	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 summary	Applicant Details:	Woodvale Crescent Pty Ltd c/- Saunders Havill Group Pty Ltd
	The proposed development is a build-to-sell residential development. Upon finalisation of detailed design of the project, any approved project will include at least 15% of the housing dedicated as affordable. The range of planned housing types includes: <ul style="list-style-type: none">• Terrace houses• Small lot homes• Single dwellings• Auxiliary units. Upon finalisation of the detailed design, the project is set to deliver a minimum density of 25 dwellings per net developable hectare.	

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, 16 September 2024** via:

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: Monday, 26 August 2024

