

## DECLARATION OF APPLICATION FOR STATE FACILITATED DEVELOPMENT

### 30-44 Station Road, 11 Riverview Terrace and 12 Foxtan Street, Indooroopilly

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, the Indooroopilly Major centre, Indooroopilly State School, Indooroopilly State High School and employment nodes that makes it highly suitable for delivering more well-located homes for Queenslanders.

A summary of the State Facilitated Development application is outlined below:

Site details	Site Address:	30-44 Station Road, 11 Riverview Terrace and 12 Foxtan Street, Indooroopilly
	Lot/Plan Description:	Lot 28 on RP23506 Common Property on BUP1377 Lot 1 on RP96863 Lot 26 on RP23506 Lot 25 on RP23506 Common Property BUP2648
	Site Area:	6,337m <sup>2</sup>
	Landowner:	Keylin Riverview Pty Ltd, Keylin Land Holdings No 19 Pty Ltd, Keylin Station Pty Ltd, Keylin Foxtan Pty Ltd, Body Corporate for 12 Foxtan Street Community Titles Scheme 13729, Body Corporate for Warrawong Community Titles Scheme 12493.
	Local Government Area:	Brisbane City Council

Application details	Development	<p>Proposed Development Application for:</p> <ul style="list-style-type: none"> <li>Material Change of Use – Multiple Dwelling (approx. 480 units) and Centre Activities (Short Term Accommodation (approx. 45 units), Community Use, Shop, Food and Drink Outlet, and Office) and Bar.</li> </ul>
	Key elements	<p>The proposed development is a combination build-to-sell and build-to-rent, residential-led, mixed use development. The build-to-sell units will be sold on the market, whereas the build-to-rent component will be split between units that are rented at market rate and units that are rented as affordable housing.</p> <p>The development will comprise the following key elements:</p> <ul style="list-style-type: none"> <li>Approx. 480 residential units</li> <li>Approx. 45 short-term accommodation units</li> <li>Dwelling typologies inclusive of:                             <ul style="list-style-type: none"> <li>Studio</li> <li>1 Bedroom</li> <li>2 Bedroom</li> <li>3 Bedroom</li> </ul> </li> <li>Car parking at a rate of approximately 0.6-0.7 spaces per dwelling</li> <li>Communal areas and amenities</li> <li>Commercial and retail uses including shop, food and drink outlet, bar and office.</li> </ul>
	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 may include but not be limited to the following:</p> <ul style="list-style-type: none"> <li>A minimum of 20 percent affordable housing allocation will be provided across the dwelling typologies.</li> <li>Units are to be rented at a rate that is affordable to low-moderate income households.</li> <li>An eligibility criteria for tenants, including evidence of the occupants income.</li> <li>The affordable housing is to be maintained for a minimum period of 25 years from first occupancy.</li> <li>Audits may be undertaken every 3 years to ensure tenants meet the eligibility criteria and units are being leased at a rate that is affordable to low-moderate income households in Indooroopilly.</li> </ul>

**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 proposed 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 that 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 20 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](mailto:SFD@dSDLGP.qld.gov.au)

Post: GPO Box 690 Brisbane  
Queensland 4001 Australia

Notice date: 28 September 2024