

PROPOSED 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 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.

Keylin Riverview Pty Ltd, has requested 30-44 Station Road, 11 Riverview Terrace and 12 Foxtan Street, Indooroopilly 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:	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 ²
	Landowners:	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 summary	Applicant Details:	Keylin Riverview Pty Ltd c/- Mewing Planning Consultants
	The proposed development is a combination build-to-sell and build-to-rent, residential-led, mixed use development. Upon finalisation of detailed design of the project, any approved project will include at least 15% of the housing dedicated as affordable. The proposal includes: <ul style="list-style-type: none">• Approx. 480 residential units• Approx. 45 short-term accommodation units• On-site parking• Communal areas and amenities• Commercial and Retail uses including shop, food and drink outlet, bar and office.	

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

