

MEDIA RELEASE

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GROUNDBREAKING LUTWYCHE HOUSING PROJECT WINS COVETED UDIA AWARD

An innovative affordable housing development that was built above the Northern Busway tunnel has won a coveted 2017 UDIA Queensland Mitchell Brandtman Award for Excellence.

The striking three-story Spectrum development, unveiled in July, is the product of a unique partnership between leading affordable housing provider BHC Creating Liveable Communities and respected not-for-profits Communitify and MS Queensland.

Spectrum features 60 units which accommodate a range of tenants including: people with disabilities, low income earners and private and commercial renters.

The brainchild of BHC, the Lutwyche Road development won the UDIA affordable housing category, the judges praising the project's engineering complexity, cost-effective mixed-tenure model, and strong architectural presence.

The Spectrum development is now in the running for the 2018 UDIA National Awards for Excellence.

BHC CEO Stuart Lummis said the award for the \$15.73 million dollar development was a coup given the project's intricate engineering and design challenges.

"The land for Spectrum was made available by the Queensland Government's Department of Transport and Main Roads, but building the project above the Northern Busway Tunnel was a feat to say the least," Mr Lummis said.

"With only one metre of soil between tunnel and ground level, ingenious engineering solutions were needed to safely distribute the foundation load of this building over the tunnel.

"The end result, is a building that is attractive, functional, accessible and environmentally sustainable."

Mr Lummis said the UDIA award also reflected BHC's innovative approach to achieving high-quality tenancies through thoughtful partnerships with other charity and community organisations.

"The need for affordable accommodation in Brisbane is acute and growing," Mr Lummis said.

“With rising construction costs, we need to keep finding innovative ways to increase the supply of rentals that are within reach of the city’s most vulnerable.

“Community and MS Queensland face the same challenges and Spectrum was the solution: an example of how organisations with similar goals and values can work together to deliver outcomes to the community that wouldn’t be possible by themselves.”

Located at 616 - 638 Lutwyche Road, Spectrum incorporates four specialist disability, seven community and 19 affordable housing units, as well as 335m² of commercial space and 30 market-for-rent apartments.

Despite their affordability, each apartment displays a high level of design and finish with generous natural light and air flow, bespoke cabinetry, ample storage, modern appliances and lift access.

The building also features a coin operated laundry area with a washer and dryer for tenant use, as well as a landscaped recreation area with a seated BBQ zone.

Resident Jacinta Nelson, 59, moved into the Spectrum apartments a year ago and says she loves the development’s proximity to family, shops and medical facilities.

“To find a beautiful building which is close to my family, close to Lutwyche Village and close to hospitals is just great,” Ms Nelson said.

The former nurse suffered a brain bleed 16 years ago which caused loss of motor control on her left side and ongoing balance and mobility issues.

“I love that Spectrum is a low-storey spread-out building and there’s a lift. Plus, I can get myself up and down the steps unassisted if I needed to get out in an emergency, which is unlikely, but gives me peace of mind.”

Ms Nelson says she also loves the diverse community of tenants at Spectrum.

“It feels like I’ve come back into the private rental market. I live independently; I support myself, but it’s nice to know that there’s a supportive neighbourhood there as well.”

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