

BHC DEVELOPMENT- 7-9 Carl Street, Woolloongabba

Fact Sheet

Development Design

Designed by award-winning architects, Cox Architecture, the project at **7-9 Carl Street, Woolloongabba**, will be a contemporary inner-urban community featuring subtropical design and a focus on liveability, walkability and accessibility. This part of Woolloongabba is transforming rapidly with detached homes sitting amongst new high rise buildings. This project offers a refined architectural solution which seeks to complement and respond to the diverse character of its context. A contemporary brick base provides a domestic scale street level interpretation to the building.



Architectural concept by Cox Architecture

Development Overview

The vision for the development at Carl Street, Woolloongabba is to create a dynamic, well-located and stable community of residents as part of the lively Woolloongabba precinct.

A summary of the key design features of the project as it is currently designed include (subject to approval):

- This development will deliver **up to 81 new homes** (subject to final due diligence) including up to 41 social and 40 affordable homes. By combining these two tenures in a well-designed property, BHC seeks to create a vibrant inner-urban mixed community in Woolloongabba.
- The **social homes** will assist in the delivery of safe, long-term, quality housing for people eligible for social housing including people at risk of homelessness, women and children escaping domestic violence, First Nations people, single older women, families, young people, seniors and people with disability. The social housing rents are usually set at 30% or less of the household's weekly income.

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- The **affordable homes** will provide critical housing supply for local essential workers who are employed in the nearby retail, health and administrative services precincts as well as the CBD. The affordable rents will be calculated at a discount to the market rents for commensurate properties in the area, providing a cost-effective option for lower-income workers to ensure they can live close to their place of employment.
- **Unit sizes-** The building contains a mix of studios (1), one-bedroom (up to 66) and two-bedroom (up to 14) homes. Each unit will have its own private balcony.
- **Onsite amenity-** The development aims to build a community and foster opportunities for social inclusion with a rooftop communal space.
- **Car parking-** The development will include 38 car parks with 28 resident car parks, 8 visitor car parks and 2 carshare spaces. There are also parking spaces for 2 motorbikes, 67 resident bike spaces and 4 visitor bike spaces. The inclusion of bike storage and space for a carshare vehicle complements the existing transport connections and reduces residents' reliance on privately owned car transport.
- **Sustainability features** are at the forefront of the building design, with the property targeting a 7+star NatHERS rating, benefitting from rainwater collection and storage for irrigation of landscaping, a solar array to power the communal spaces and lifts, and naturally cross ventilated apartments and communal spaces in lieu of air conditioning.
- **Livable Housing Australia Guidelines (LHA)** – The property will deliver homes built to a high level of accessibility, including a studio designed to Gold LHA standard, one bedroom units designed to Gold and Platinum LHA standards and two bedroom units designed to Silver LHA standards.
- **Local connection-** The development offers excellent access to public transport, with the Buranda Busway Station and Buranda Train Station in close walking distance. At the southern end of Carl Street is the Buranda Shopping Centre, with the Stones Corner shopping precinct also close by. The development is close to the recently refurbished Hanlon Park recreational space, offering a range of facilities for residents. Several education institutions, medical and child-care facilities are also within close proximity, including the PA Hospital and Buranda State School.
- **Job creation-** The building's construction will support a significant number of local construction jobs during the construction period, and ongoing building maintenance.

Contact Details

For further information or to enquire about any aspects of this development, please:

- Visit our website at www.bhcl.com.au/developments, or
- Call the friendly BHC Team on 07 3307 3000, or
- Email the team relating to your enquiry directly-

How to access housing at Carl Street	Allocations Team: allocationsteam@bhcl.com.au
More information about the development	Development Team: projects@bhcl.com.au
Media-related enquiries	Communications Team: reception@bhcl.com.au