

BHC DEVELOPMENT- 2-8 Curwen Terrace, Chermside

Fact Sheet

Development Design

Designed by award-winning architects, KO&CoArchitecture, the project at **2-4 Curwen Terrace**, Chermside benefits from sub-tropical design, with key attributes being liveability and accessibility.



Architectural Concept by KO&CO Architecture

Development Overview

The vision for the development at Curwen Terrace, Chermside is to create a dynamic, well-located community of residents providing long-term, high-quality homes for Queenslanders. A summary of the key design features of the property follows:

- This development will deliver **92 new homes** including 46 social and 46 affordable homes. By combining these two tenures in a well-designed property, BHC seeks to create a vibrant mixed community in Chermside.
- The **social homes** will assist in the delivery of long-term, quality housing for people on the social housing register, 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 25% - 30% of the household's weekly income.
- The **affordable homes** will provide critical housing supply for local essential workers who are employed in the nearby retail, health and administrative services precincts. The affordable rents will be rented at 25% discount to market rent for commensurate properties in the area, providing a cost-effective option for local lower-income workers to ensure they can live close to their place of employment.
- **Unit types**- The building contains a mix of one-bedroom (78) and two-bedroom (14) homes, with the two-bedroom homes providing a housing solution for smaller families or singles wishing to share.

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- **Onsite amenity-** The development aims to build a community and foster opportunities for social inclusion, offering residents multiple spaces to meet and connect including an open-air alfresco rooftop common space. An onsite property manager's office is conveniently located on the ground floor in close proximity to the lift.
- **Car parking-** The development will include the provision of 69 carparks including 23 visitor car spaces, as well as 4 motorcycle and 115 bicycle spaces. The provision for bike storage complements existing transport connections and reduces residents' reliance on car transport.
- **Traffic management-** Consistent with the Chermside Centre Neighbourhood Plan, the development will facilitate associated works to widen Curwen Terrace, thereby increasing on-street parking and assisting with improved traffic flow.
- **Sustainability features** are at the forefront of the building design, with the property targeting a 7+star NatHERS rating, rainwater collection and storage for landscape irrigation, 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 Guidelines** – The majority of homes achieve a minimum of Silver or Gold Livable Housing standard- allowing for accessibility for people with varying levels of mobility challenges within an inclusive environment.
- **Local connection-** The development demonstrates strong connections to amenity, public transport and access to major employment and education nodes. Located in close proximity to the Prince Charles Hospital precinct and the Chermside Regional Centre which provides a range of services and facilities including Centrelink, State community services and other health and recreational services. The project is also close to the Burnie Brae Centre which provides a range of services and activities for older people within the community, making this a suitable location for older tenants.
- **Job creation-** The building's construction will support a significant number of local construction jobs during the construction period.

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 Curwen Terrace	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