

BHC DEVELOPMENT- 23-27 Cleveland Street, Stones Corner

Fact Sheet

Development Design

Designed by award-winning Ellivo Architects, the project at **23-27 Cleveland Street, Stones Corner** benefits from sub-tropical design, with key attributes being liveability and accessibility. The design aspires to create a strong sense of community whilst complementing its dynamic and growing neighbourhood. The form of the building is distinctive with an abundance of natural light and greenery throughout.



Architectural Concept by Ellivo Architects

Development Overview

The vision for the development at Cleveland Street, Stones Corner is to create a dynamic, well-located and stable community of residents as part of the vibrant Stones Corner precinct.

BHC is an experienced developer, owner and operator of social and affordable housing, with over 20 years' experience in creating successful, mixed-tenure communities across Brisbane.

BHC's management style is person-centred and community-minded. Our buildings are designed to complement and enhance their surrounds and we are a committed and proactive long-term member of the communities in which our buildings are located.

A summary of the key design features of the property follows:

- This development will deliver **82 new homes** including 50 social and 32 affordable homes.

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- 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. Social housing rents are usually set at 30% or less 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 as well as the CBD. The affordable rents will be calculated at a discount to the market rental 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 sizes-** The building contains a mix of studios (27), one-bedroom (46) and two-bedroom (9) homes.
- **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 and ground floor common space.
- **Car parking-** The development will include the provision of 51 carparks including 34 resident car parks and 17 visitor car parks and 103 bicycle spaces. The provision for bike storage complements existing transport connections and reduces residents' reliance on car transport.
- **Sustainability features** are at the forefront of the building design, with the property targeting a 7+star NatHERS rating, and offering 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 property will deliver homes built to a high level of accessibility, including 45 one-bedroom homes that achieve a Gold Livable Housing standard and a one-bedroom Platinum apartment which will provide even further accessible living. There are also nine two-bedroom homes designed to Gold Livable Housing standards.
- **Local connection-** The development offers excellent access to public transport, with the Stones Corner Eastern Busway Station and Buranda Train Station in close proximity. The adjacent Logan Road shopping precinct includes a diverse range of shops and services including a supermarket, medical centre, post office, employment centres and a public library. Several education institutions and child-care facilities are also within proximity, including the Buranda State School. The site is also within 100 metres of the recently refurbished Hanlon Park recreational space.
- **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 Cleveland 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