

# BHC DEVELOPMENT- 98 Nerang Street, Southport

## Fact Sheet

### Development Design

Designed by Cox Architects, the proposed development at **98 Nerang Street, Southport** responds to its sub-tropical climate, with key attributes including liveability and accessibility. The design is a refined architectural solution that embraces its prominent corner location in Southport CBD while harnessing the coastal location and climate to the full advantage of its future residents.



Architectural Concept by Cox Architects

### Development Overview

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

BHC is an experienced developer, owner and operator of social and affordable housing, with over 22 years' experience in creating successful, mixed-tenure communities across south-east Queensland.

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 **158 new homes** including 61 social and 97 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. 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.
- **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 as well as indoor and outdoor communal spaces on lower levels.
- **Car parking** - The development will include the provision of 79 carparks, including 16 visitor parking 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 an average 7 star NatHERS rating, and offering rainwater collection and storage for landscape irrigation, a solar array to power the communal spaces, and naturally cross ventilated apartments in lieu of air conditioning.
- **Livable Housing Guidelines** – At this stage, the building contains a mix of studios (29), one-bedroom (85) and two-bedroom (44) homes. The property will deliver homes built to a high level of accessibility, with 15 one-bedroom apartments designed to the Platinum Liveable Housing Australia (LHA) standard and all of the remaining apartments designed to the Gold LHA Standard.
- **Local connection** - The development offers excellent access to public transport, with the Nerang Street Light Rail located directly outside. The development provides easy access to adjoining and nearby shopping precincts with a diverse range of shops and services including a supermarket, specialty stores, medical centres, cinema, and a fitness centre. The Southport Library is located across the road. Several education institutions and child-care facilities are also within proximity, including Southport State School, located 1km away.

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### **Contact Details**

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

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

<b>How to access housing at Nerang Street</b>	Allocations Team: <a href="mailto:allocationsteam@bhcl.com.au">allocationsteam@bhcl.com.au</a>
<b>More information about the development</b>	Development Team: <a href="mailto:projects@bhcl.com.au">projects@bhcl.com.au</a>
<b>Media-related enquiries</b>	Communications Team: <a href="mailto:reception@bhcl.com.au">reception@bhcl.com.au</a>