

BHC DEVELOPMENT - 70 Park Road, Yeronga

Fact Sheet

Development Design

Designed by Ultralinea Architects, the project at **Maidenhair Place, Yeronga** aspires to create a strong sense of community whilst complementing its growing neighbourhood as part of the urban renewal precinct, Parkside Yeronga. The form of the building is distinctive with an abundance of natural light and greenery throughout the communal space.



Architectural Concept by Ultralinea Architects

Development Overview

The vision for the development at Park Road, Yeronga is to create a dynamic, well-located and stable community of residents at Parkside Yeronga.

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 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 **75 new homes** including 45 social and 30 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 the elderly, the disabled, single parent families, youth and the unemployed. 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 families, single parent families, students and 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 families, young people, students and local lower-income workers to ensure they can live close to their place of study or employment.
- **Unit sizes** - The building contains a mix of studios (18), one-bedroom (45) and two-bedroom (12) 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 48 carparks including 36 resident car parks and 12 visitor car parks, and 60 bicycle spaces, including 41 spaces for residents and 19 for visitors. 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, 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 5 homes that achieve a Platinum Livable Housing Standard, 43 homes that achieve a Gold Livable Housing standard and 26 that achieve a Silver Livable Housing Standard.
- **Local connection** - The development offers excellent access to public transport, located 400 metres from Yeronga Train Station, and 200 metres from the bus stop 22 at Park Road, Fairfield, which is serviced by various local buses (linking to the city, the PA Hospital, Indooroopilly Shopping Centre and Corinda Station). Both Yeronga State School and Yeronga State High School are located a few minutes' walk from the development. Coles Fairfield is located just over 1km away. Once built, the masterplanned Parkside Yeronga, of which the development is a part, will include a community centre, small-scale retail and public open spaces.

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 Park Road	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