

# BHC DEVELOPMENT- 7 Daveson Road, Capalaba

## Fact Sheet

### Development Design

Designed by Paladin Projects, the project at **7 Daveson Road, Capalaba** will deliver human-scaled, low-rise housing that fosters a strong sense of community. The design takes advantage of the natural amenity of the site and its green surrounds.



Architectural Concept by Paladin Projects

### Development Overview

The vision for the development at Daveson Road, Capalaba is to create a safe, resilient and connected community of residents.

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.

Key design features of the project are:

- **New homes** – The project will deliver 55 social and affordable homes.
- **Local Connections** - The development is located close to the new Birkdale Community Precinct. The site adjoins an environmental park on the south-eastern part of the site, which provides significant amenity. The site is approximately 2kms from Capalaba Central Shopping Centre and Capalaba Park Shopping Centre, as well as the Capalaba Library and Bunnings. There are bus services linking the development to this precinct as well as to Capalaba Bus Station and Cleveland Train Station.
- **Social Housing** – The social homes will provide safe, long-term, quality housing for people eligible for social housing including women and children escaping domestic violence and older people on pensions. Social housing rents are usually set at 30% or less of the household's weekly income.
- **Affordable Housing** - The affordable homes will provide housing for local workers who are employed in the nearby retail, business and industry areas. 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 lower-income workers to ensure they can live close to their place of employment.
- **Unit Types** - The development contains a mix of one-bedroom (35), two-bedroom (16) and three-bedroom homes (4).

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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 in outdoor common spaces including a nature corner with a BBQ, picnic table, breakout spaces, nature play landscaping, dry creek and walking bridge, and a large village green with several breakout spaces containing seating for small to large groups.
- **Car parking**- The development will include carparking for each apartment, with the provision of 55 resident carparks including 25 that are covered. There will be 6 visitor car parks. Residents will have 19 bicycle spaces available to them, with 6 bicycle spaces allocated 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, and offering rainwater collection and storage for landscape irrigation, and naturally cross ventilated apartments in lieu of air conditioning.
- **Livable Housing Guidelines** – The property will deliver homes built to a high level of accessibility, including all ground level units at a Gold Livable Housing standard at minimum. There will be a minimum silver spatial for all units.

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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 Daveson Road</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>