

BHC DEVELOPMENT- 11 Karakul Road, Hamilton

Fact Sheet

Development Design

The vision for the project at **11 Karakul Road Hamilton** is centred around creating an inclusive, intergenerational, and sustainable community within EDQ's Northshore Priority Development Area. Designed by award winning Hayball Architects and Anna O'Gorman Architects, it incorporates key urban design principles, connectivity, sustainability, and housing diversity.

The project's design, materials, and colour palette have been thoughtfully crafted to complement and enhance the local streetscape, drawing inspiration from the area's rich Indigenous, industrial, and nautical heritage. This design concept reflects a commitment to diversity and cultural sensitivity. The project offers a range of apartment options and places a strong emphasis on First Nations commitments and Green Star sustainability standards.



Architectural Concept by Hayball Architects and Anna O'Gorman Architects

Development Overview

With a commitment to delivering long term, high-quality homes, the project aims to construct 201 new social and affordable homes. BHC was selected as the preferred proponent by the Queensland State Government for this EDQ site.

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.

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Key design features of the project are:

- **New homes** – The project will deliver 201 social and affordable homes including a mix of one-bedroom, two-bedroom and three-bedroom homes.
- **Local Connections** - EDQ's Northshore Precinct is Queensland's largest waterfront urban renewal project. Situated 6km northeast of Brisbane CBD, the area is undergoing a \$12B transformation over 300 hectares. The site is 500m from Northshore Hamilton Ferry Terminal, providing CityCat connections to Brisbane CBD, New Farm, QUT, and UQ. The renewal project will support active travel with pedestrian, cycling, and e-mobility options. Nearby education, trade and employment opportunities include TAFE Eagle Farm (1.5km), Brisbane Airport, Port of Brisbane, and the Australian TradeCoast. Future plans include schools, community, and medical facilities. The site will also host the Brisbane Athlete Village for the 2032 Olympics, offering construction and employment opportunities.
- **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 may be employed at Brisbane Airport, Port of Brisbane and Australian TradeCoast. 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.
- **Onsite amenity** - The masterplan is designed to create a thriving neighbourhood where residents can flourish. A carefully curated precinct of buildings, nestled within a well-landscaped and interconnected public realm, ensures a sense of identity and connection. There is an opportunity to create larger communal spaces, allowing for community events and supporting services to visit.
- **Car parking**- The development has 186 proposed car parking spaces, which meets the minimum requirements as per the Northshore Hamilton PDA. There will also be parking spaces on site for bicycles and LEVs (low-emission vehicles).
- **Sustainability features** are at the forefront of the building design, with the property targeting 5–star Green star, and naturally cross ventilated apartments.
- **Livable Housing Guidelines** – The property will deliver homes built to a high level of accessibility, including all units at a Silver Livable Housing standard at minimum.

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 Northshore Hamilton	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