

BHC DEVELOPMENT- 99 Sutton Street, Redcliffe

Fact Sheet

Development Design

The development at 99 Sutton Street, Redcliffe has been designed by award winning architects, Arkhefield with liveability, accessibility and environmental sustainability in mind.

Following is an architectural concept of the development.



Development Overview

The vision for the development at Sutton Street, Redcliffe is to create a dynamic, well-located community providing long-term, high-quality homes for **older Queenslanders (aged over 55), including older women in housing need**. A summary of the key design features of the property are as follows:

- This development will deliver **82 new homes**. By combining these two tenures in a well-designed property, BHC seeks to create a vibrant mixed community of older residents.
- The **social homes** will assist in the delivery of long-term, quality housing for older residents, prioritising those wishing to downsize from public housing within the local community. The social housing rents are usually set at 25% - 30% of the household's weekly income.
- The **affordable homes** will provide critical housing supply for older people who reside in the local area and are experiencing rental stress. The affordable rents will be calculated at 74.9% of the market rental for similar properties in the area, providing a cost-effective option.

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- **Building Management-** A live-in caretaker is intended to reside at the building, with an onsite management office to support frequent onsite presence from the building manager.
- **Unit sizes-** The Sutton Street development is specifically designed to reflect BHC's best practice model for older residents. Each unit includes ample living space, an outdoor balcony and a one bedroom plus multi-purpose room (MPR) design. BHC has delivered a number of buildings specifically for the older resident cohort and commits to retaining these complexes (including the Sutton Street development) for the over 55's.
- **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 rooftop and ground floor common space.
- **Car parking-** The development will include the provision of 66 carparks including four accessible car spaces. There will also be spaces for bicycles and mobility scooters, which complement existing transport connections and reduce residents' reliance on car transport.
- **Sustainability features** are at the forefront of the building design, with the property targeting a 7+star NatHERS rating, 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** - 100% of homes are designed to reflect a minimum Gold Livable Housing (LHA) standard, with six to be built to Platinum standard. The Gold and Platinum LHA Standards allow for people who have varying levels of mobility challenges to age in place. In addition, the inclusion of MPRs make the properties more liveable by providing space for health equipment or occasional overnight carers/visitors.
- **Local connection-** The development offers excellent access to public transport with bus stops on Anzac Avenue located a short walk from the development, providing connections to the rail network at Kippa Ring Station. The adjacent Sutton Street shopping precinct includes the Bluewater Square Shopping Mall with a range of shops and services including a supermarket, medical centre and post office. Humpybong Park is close to the development and offers a high level of amenity including walking paths, lakes and a swimming pool. The Settlement Cove Lagoon, with community swimming pools, BBQ areas and a playground is also in close proximity.
- **Job creation-** The building's construction will support 90 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 directly-

<i>How to access housing at Sutton Street</i>	Allocations Team: allocationsteam@bhcl.com.au
<i>More information about the development</i>	Development Team: projects@bhcl.com.au
<i>Media-related enquiries</i>	Communications Team: reception@bhcl.com.au