BHC DEVELOPMENT- 16 Bright Place, Birtinya
Fact Sheet

Development Design

Designed by Ellivo Architects, **16 Bright Place, Birtinya** is a modern, high-quality development, located on the waterfront of Lake Kawana. The project was designed with lifestyle, liveability and accessibility as its core attributes. The development benefits from its prime location, situated within walking distance of both the Sunshine Coast Health Precinct and the Birtinya Town Centre.

The building has been designed to harmonise with its sub-tropical environment on the Sunshine Coast, providing residents with comfortable and efficient homes that have a high level of privacy.

Architectural Concept by Ellivo Architects (may be subject to change)

Development Overview

The vision for the development at Bright Place, Birtinya is to create an active, coastal community of residents living on the Sunshine Coast, that will complement the neighbourhood as part of Stockland's Oceanside community and its developing Birtinya health and retail precincts.

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.

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A summary of the key design features of the property follows:

- This development will deliver **60 affordable housing dwellings**.
- The **affordable homes** will provide critical housing supply for local essential workers who are employed in the nearby Sunshine Coast health and retail precincts in Birtinya. 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.
- **Amenity -** The development aims to build a community and foster opportunities for social inclusion, offering residents multiple spaces to meet and connect including Informal communal spaces, located at ground level. These spaces connect to the surrounding gardens while making best use of the breezes from – as well as views to – Lake Kawana. Thoughtfully arranged dwellings around open corridors optimise cross ventilation and passive solar design, whilst capturing the lake views. Upper levels feature strategically placed balustrades and screens to harmonise and balance views, natural light, and ventilation with privacy needs.
- **Car parking -** The development will include the provision of 82 carparks, as well as storage for bicycles and water sport equipment.
- **Sustainability features** are at the forefront of the building design, with the property targeting a 7+star NatHERS rating, and a solar array to power the communal spaces and lifts, 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 4 homes that achieve a Platinum Livable Housing Standard and 56 homes that achieve a Gold Livable Housing standard.
- **Local connection -** As a developing community, the area is well serviced with facilities. The immediate area contains a mix of land uses with residential, healthcare, tourism, and commercial/office premises. Within a 750m walk from the development are a range of amenities including supermarkets and speciality stores. The site's accessibility to frequent bus service links residents with retail, community, medical, and educational facilities both north and south of Birtinya. Direct bus services depart the Sunshine Coast University Hospital for Caloundra every half hour during the day, with the bus stop at the main entrance, a short 400m from the development.

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 Bright Place	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

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