

BHC DEVELOPMENT- 18 McKoy Street, Coopers Plains

Development Design

Designed by nettletontribe, the project at **18 McKoy Street, Coopers Plains** embraces sub-tropical design with a focus on liveability, accessibility and community connection. The building form is distinctive and welcoming, drawing in natural light and greenery to create a calm residential environment that complements the area's ongoing renewal while respecting established neighbours.



Architectural Concept by nettletontribe

Development Overview

The vision for 18 McKoy Street, Coopers Plains is to deliver a stable, well-located community that supports a mix of residents close to work, education, healthcare and everyday services across Brisbane's southside.

BHC is an experienced developer, owner and operator of social and affordable housing, with 20+ years of creating successful, mixed-tenure communities across Brisbane. Our person-centred, community-minded approach ensures our buildings complement and enhance their surrounds and reflects our commitment as a proactive long-term member of the communities in which we operate.

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

- This development will deliver **54 new homes**, with a mix of social and affordable homes.
- The **social homes** will assist in the delivery of safe, long-term, quality housing for people eligible for social housing including people at risk of homelessness, women and children escaping domestic violence, First Nations people, single older women, families, young people, seniors and people with disability. Social housing rents are usually set at 30% or less of the household's weekly income.
- The **affordable homes** will provide quality homes for workers employed in nearby health, retail, education and industrial precincts, priced at a discount to market rent to enable lower-income workers to live close to employment.
- **Unit sizes-** The building contains a mix of one-bedroom (35) and two-bedroom (15) and three-bedroom homes (4).
- **Onsite amenity-** Dwellings are designed with residents' comfort in mind, including to maximise ventilation to habitable spaces and obtain solar access to balconies, with a focus on security and privacy. Shared spaces, such as the open corridors, have been carefully considered and designed to facilitate informal interactions between residents, and to offer pleasant outlooks, deep planting and natural ventilation. A community room and office are located on the top floor.
- **Car parking-** The development will include the provision of 47 carparks including 34 resident car parks and 14 visitor car parks and 68 bicycle spaces. 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, 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 building shall have a minimum NatHERS rating of 7 stars average, minimum 6 stars per unit. This meets NCC National code and exceeds Queensland requirements. At this stage, of the eight unit types on each floor, one unit type is intended to meet LHA Silver, one LHA Platinum, and the remaining unit types are to meet LHA Gold standard.
- **Local connection-** The site offers excellent connectivity and convenience. Banoon Railway Station is just 400 metres away, with frequent bus services nearby, linking residents to Brisbane's CBD and surrounding suburbs. Essential amenities are close at hand, including Sunnybank Plaza (2.2 km), local shopping centres, schools, childcare, and Griffith University within 3.5 km. Health services such as the Queen Elizabeth II Jubilee Hospital are only 2 km away, and community facilities like Coopers Plains Library and Sunnybank Community Centre are within 1.5 km. Surrounded by parks and green spaces, the location supports easy access to employment, education, healthcare, and recreation.

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- **Job creation-** The building's construction will support a significant number of local 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 relating to your enquiry directly-

How to access housing at McKoy Street	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