

BHC DEVELOPMENT- 9-17 Station Street, Toowoomba

Fact Sheet

Development Design

Designed by award-winning architects, Arkhefield, the Toowoomba project at 9-17 Station Street is set in the heart of the town centre, creating a vibrant and connected community that reflects the city's unique character. The design maximises natural light and ventilation, while prioritising liveability, walkability, and accessibility. Positioned within a dynamic and evolving urban setting, the architecture harmonises contemporary form with Toowoomba's heritage charm, delivering a place where people can thrive.



Architectural Concept by Arkhefield

Development Overview

The vision for the development in Toowoomba's town centre is to create a vibrant, well-connected, and enduring community of residents, integrated seamlessly into the heart of the city.

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

- This development will deliver **75 new homes** including 25 social, 25 affordable homes and 25 market homes for low-income families, essential workers and people who want to be close to the heart of the Toowoomba City Centre and all that it offers.
- 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. The social housing rents are usually set at 30% or less of the household's weekly income.
- Close to the Toowoomba and St Vincent's Hospitals, Grand Central Shopping Centre and TAFE and USQ, the **affordable homes** will provide critical housing supply for nurses, hospital staff, administration staff, retail workers and students, allowing them to spend time in their communities instead of their commutes. 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.

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- The **market homes** are designed for individuals and families seeking high-quality, well-located housing in the heart of Toowoomba. These residences will appeal to people who value convenience, connectivity, and access to services, as well as those looking for a vibrant community close to retail, healthcare, education, and recreational spaces. By offering thoughtfully designed homes in a central location, the development aims to attract a diverse mix of residents who appreciate liveability and long-term stability.
- **Unit sizes-** The building contains a split of studios (5), one-bedroom (60) and two-bedroom (10) homes.
- **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 indoor communal room and an open-air alfresco space on top of the car park at Level 2.
- **Car parking-** The development will include the provision of 58 carparks including 51 resident car parks and 7 visitor car parks and 30 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.
- **Livable Housing Guidelines** – The property will deliver homes built to a high level of accessibility, including, one one-bedroom unit achieving platinum, 35 one bedroom homes that achieve a Gold Livable Housing standard and the balance 24 one bedrooms, 10 two-bedroom and 5 studio homes designed to Silver Livable Housing standards.
- **Local connection-** The development is perfectly positioned in the heart of Toowoomba's major retail precinct, with hospitals close by and beautiful recreational spaces including Queens Park and Botanic Gardens, home to the iconic Carnival of Flowers, just minutes away. Excellent connectivity is assured through a comprehensive bus network, providing convenient access to key destinations across the city. Its CBD location also means residents will have convenient access to essential support services, including health, community, and social programs.
- **Construction timeframes-** Construction has commenced in late 2025 with the first residents expected to be welcomed in their homes in early 2027, subject to Council approvals.
- **Job creation-** The building's construction will support a significant number of local construction jobs during the proposed 18-month 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 Station 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