

"Elysia"

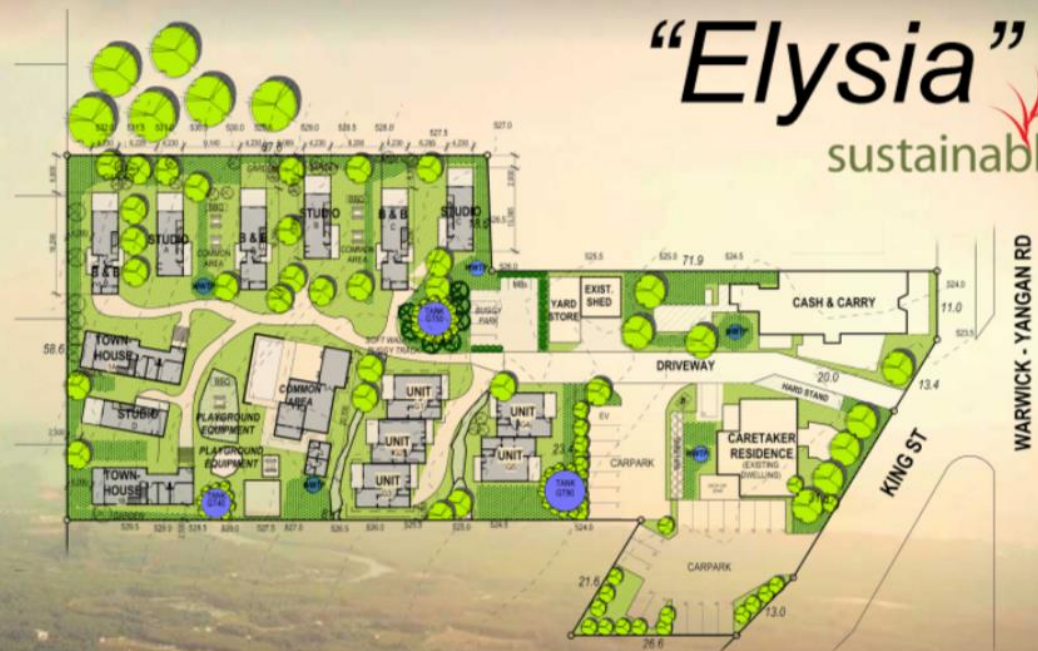
First "Net Zero" Project - Yangan



sustainable

The Journey

"Elysia"
sustainable



Milestone 1:
2008 purchased shop
Circa 1890 Building
Long term vision /
commitment to sustainability
inc. Social and local community

Milestone 2:
To breathe life back into Yangan
Local employment opportunities
Destination for tourists to stop
- QLD tourist route - settler's route
Modernised fitout to target
green change – tourism
Alfresco deck & interior
We provide information for tourists
Pentath Run / Motorcycles / bike races
/ Heavy Horse Day / Jumpers & Jazz
Kitchen fitout / Shop within a shop
Café / coffee Grocery Store
Fuel Local Produce Arts and Crafts

Milestone 3:
Research and Analysis
Gathering information to
offer accommodation to
tourists usually having to
go back to Warwick or travel
through without stopping on
to Killarney etc
Boost local Economy:
As current village experiencing
major regional decline
Further opportunity for
employment

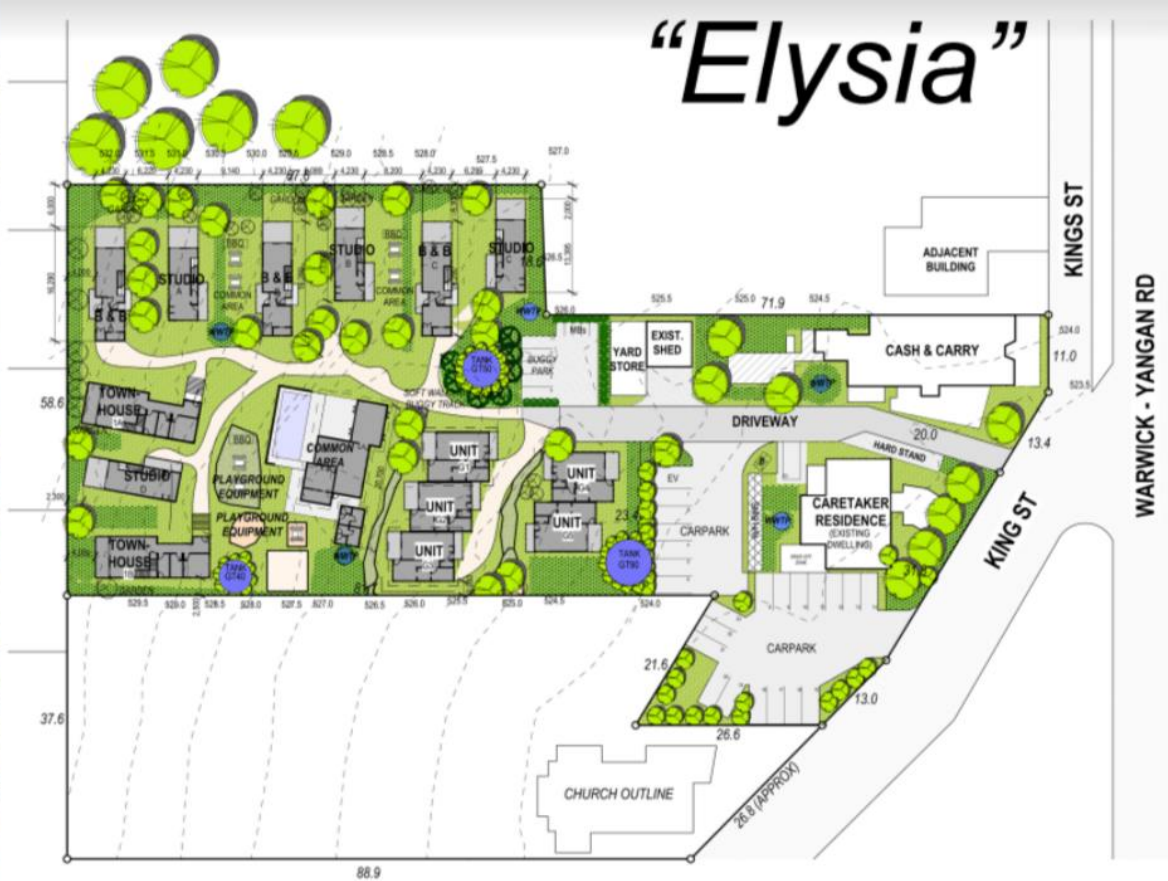
Milestone 4:
Putting development together
Local community engagements
Working closely with community
groups and neighbouring
properties and offering improved
infrastructure and share services

Milestone 5:
Design different types of accommodation:
for a mixed demographic
Vision to set up Yangan 1to become a centrepiece
for the sleeping giant " Mountain Range National Park"
- Tourist opportunities
Important to engage the community
In an inclusive development
enabling multi-purpose
accommodation and service options
Other important community
services eg. Social and
religious gatherings



Timeline

2008 2012 2015 2016 2021



Milestone 5
The Project Delivery

- Short & Long Term Stays
- Tourists / Visitors
 - Singles / Couples
 - Eldery



B&B - 3 Bedroom



Studio - 1 Bedroom



B&B - 3 Bedroom



Studio - 1 Bedroom

Timeline

2022

2023

2024

2025

2030 - ongoing

The Impact

"Elysia"



Positive Impacts

Employment

Tourism
Visitors

Community
Social

Local
Economy

Sustainability

Timeline

- Short & Long Term Stays
- Tourists / Visitors
- Singles / Couples
- Eldery

2022 2023 2024 2025 2030-On-going



- ✓ First “**Net Zero**” Project → Yangan, QLD
- ✓ “**Your Mountain Retreat**”

OVERVIEW

Description	<p>Yangan is a small inland community in the Southern Downs region that is suffering from regional decline, like many other small towns throughout Australia. There are a lack of employment opportunities and many people are choosing to move away to larger cities or coastal regions. There are also minimal accommodation options for tourists, with most choosing to stay in Warwick. Hence, Yangan is facing considerable economic, employment and growth development challenges, now and in the future.</p> <p>Our vision is to provide a new sustainable community development that serves to benefit both the community, tourism and employment opportunities for Yangan. The development will promote a stronger sense of community within the area by maximising choices and opportunities for various aged and abled residents and visitors from the young to the elderly.</p> <p>This will be achieved through the construction of various short- and long-term accommodation options to allow for a mix of different lifecycles and target markets for the area. This is combined with external spaces and community buildings that are architecturally designed to maximise social interaction. In particular, the sustainable B&B apartments will allow for maximised flexibility in terms of different accommodation types within the one building module.</p>	
Key Dates	<ul style="list-style-type: none"> • <i>Seeking approval by June 2022 (approx.)</i> • <i>Start site works by October 2022 (approx.)</i> 	
Project Objectives	LONG TERM GOALS	
Diverse / Community / Lifestyle	<p>Elysia is focused on various short- and long-term accommodation buildings designed to allow for a mix of different lifestyles and to combine with external spaces, productive gardens and community buildings intended to maximise social interaction.</p>	



Custom Design



Retrofits



Recipe Housing



Communities

Inclusive & Sustainable	Elysia is immersed in design lead development utilising sustainable principles such as Energy Efficiency, Conservation and Re-use of Water, Improvement of the Natural Environment and Waste Minimisation.
Opportunity / All Ages	Elysia serves to increase social connectivity and interaction between both residents and visitors. The development will furthermore not only protect but enhance the social fabric of the community due to the mix of both the elderly and the young. Permanent residents will have a watchful eye out on the community whilst short term guests/tourists in the B&B and short-term visitors are out exploring the local area or at work.
B&B / Short-Term / Long-Term Accommodation Choice	Elysia provides choice between B&B Accommodation and Studios for short- and long-term occupants, whilst the Townhouses and Units are targeted to permanent residents.
Stronger Community / Blended	Elysia promotes a stronger sense of community by maximising choices, opportunities and diversity for various aged residents and visitors from the young to the elderly.

PROJECT GOALS – October 2023

- To construct the first 5 Flexible One Bedroom Units
- To provide a tourist accommodation that is flexible, unique, cutting edge and relevant to Yangan and the has genius loci (sense of place)
- To increase numbers of individuals and families walking, hiking, exploring the beautiful Main Range National Park
- To support local businesses in Yangan
- To provide local employment and training (sustainable construction knowledge, hospitality, etc.)

THE PROJECT

The Development

The proposed development is situated along King Street in Yangan. Residents and visitors will find the following various types of residential and community buildings & facilities:

- **3 x B&B Accommodation**
- **4 x Studios**
- **5 x Units**
- **2 x Townhouses**
- **Community Building (inc. BBQ area)**



- **Playground / Fitness Equipment**
- **Sensory Community Gardens**

Sustainability Project Objectives

- Elysia is immersed in design lead development, utilising sustainable principles such as:
 - ✓ **Energy Efficiency** – Architecturally designed dwellings will create a variety of living spaces in built form which integrate within the landscape. The proposal will exceed all environmental and energy code requirements and will promote less energy consumption through self-sufficiency.
 - ✓ **Conservation and re-use of water** – On-site collection and storage of rainwater and stormwater will enable this development to become self-sufficient for supply of water to the site. This will be achieved through the recycling of reclaimed water on site for re-use to the toilets and landscaped evaporative coolers.
 - ✓ **Improvement of the natural environment** – Our ecological response to this site will ensure this development enhances the existing landscape.
 - ✓ **Waste minimisation** – The community management plan will provide dedicated common recycling areas that enable greater efficiency to onsite collection recycling within for site needs.
- The following table represents an approximate outline of a set of benchmarks submitted as sustainability targets for the development of Elysia:

BEST PRACTICE BENCHMARKS	PROJECT AIMS
Recycled Water Harvested Back to Site – 60%	100%
Nitrogen & Phosphorous – 50%	70%
Sediment reduction – 80%	90%
Natural Cooling	100%
Solar Power	100%
Mains water use reduction – 40%	60%
Open Space – 30%	70%
Impervious areas – 50%	20%



SOCIAL SUSTAINABILITY OBJECTIVES

OPPORTUNITY / ALL AGES / SAFETY / KNOWLEDGE

- Elysia serves to increase social connectivity and interaction between both residents and visitors.
- The development will not only protect but enhance the social fabric of the community due to the mix of both the elderly and the young. Permanent residents will have a watchful eye out on the community, whilst short term guests/tourists in the B&B and short-term accommodation choices are out exploring the local area or at work.

B&B / SHORT-TERM / LONG-TERM CHOICE

- Elysia provides short- and long-term accommodation choices, as well as permanent residents. Choice of B&B accommodation and Studios for short-term and Townhouses and Units are targeted to permanent residents. Choice for:
 - **B&B apartments & Studios** – weekly or seasonal workers, families on vacations, visiting home community, couples or singles, tourists
 - **Townhouses** – permanent accommodation for couples, families or friends
 - **Units** – accommodation to cater for the elderly as they retire so that they can remain within their valued lifetime community as well as for singles or couples.

STRONGER COMMUNITY / BLENDED

- Elysia promotes a stronger sense of community by maximising choices, opportunities and diversity for various aged residents and visitors from the young to the elderly.
 - ✓ **Stronger sense of community**
 - ✓ **Maximising choices**
 - ✓ **Rich knowledge and experience transfer**
 - ✓ **Various opportunities**
 - ✓ **The young, the elderly and visitors**
- Elysia, by Recipe Housing®, is designed to maximise physical and visual connectivity to enable the harmonious mix of shared public domain where protecting private and semi-private spaces throughout the community.



Custom Design



Retrofits



Recipe Housing



Communities

- The flexibility of apartment options allows dual key access to promote more social gathering spaces in between each apartment, which will serve to cater for groups of friends or families that visit this exciting, engaged community.
- The shared community building provides a diverse facility for various types of community events, functions, or valued community gatherings.

How Sustainable manages the Project?

- Manage agreement/reporting
- Design and Construct the Project by providing local construction work and economic boost for the region
- Facilitation and event coordination with other tourist groups to develop tourist activities once tourist accommodation is provided
- Develop a shared approach with Project Partners – Future Resourcing, Staff management

Other things to know... Yangan Cash & Carry



Sustainable Yangan Cash & Carry

- ✓ Since we retrofitted and invested in Yangan Cash & Carry, we have ensured that Yangan is a tourist stop, offering great food and service.
 - ✓ We have trained approximately 7 trainees, over 20 juniors and over 15 casual staff from local and surrounding regions since 2008.
- www.ycc.id.au



Sustainable®

Our Sustainable Team is based in the south-east corner of QLD, in Brisbane. We are licensed to build in QLD & NSW, holding 35+ years' experience in sustainable design & construction of residential properties. Our sustainable expertise ranges from considerable renovations, our unique Recipe Housing® and to high-end Custom Homes. We create and deliver cutting edge sustainable homes beyond our client's expectations, with our architecture inspired by subtropical passive design principles. We challenge the status quo of "the project housing market", responding to the environmental impact. Sustainable delivers truly design led, sustainable living, and sensible city infill communities that are always committed to our belief:

"By creating better buildings, we create better people."

Ultimately, by respecting and protecting local environments, we build sustainable homes that are inspirational and timeless.



1 SITE STAGING PLAN
SCALE @ A3 1:500

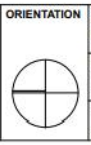
PRELIMINARY
NOT FOR TENDER
NOT FOR CONSTRUCTION



SUSTAINABLE
PO BOX 132 BOOVAL QLD 4304
PH: 3201 1177
FAX: 3201 1133
www.sustainable.id.au

GENERAL NOTES

- THESE DRAWINGS ARE THE COPYRIGHT OF SUSTAINABLE AND MAY NEVER BE USED, COPIED OR RETAINED WITHOUT WRITTEN CONSENT.
- DO NOT SCALE FROM THIS DRAWING. INSTEAD USE FIGURED DIMENSIONS. SETOUT DIMENSIONS ARE GENERALLY TO FACE OF STRUCTURAL ELEMENTS UNLESS NOTED OTHERWISE. CHECK ALL RELEVANT SETOUTS, LEVELS, SETBACKS, CRITICAL DIMENSIONS AND DETAILS ON SITE PRIOR TO AND DURING CONSTRUCTION. NOTIFY ANY DISCREPANCIES DISCOVERED BEFORE PROCEEDING.
- DOCUMENTATION TO BE READ IN CONJUNCTION WITH CONSULTING ENGINEERS DOCUMENTS.
- ALL CONSTRUCTION TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND CURRENT AUSTRALIAN STANDARDS.



CLIENT
KKB NOMINEES

PROPOSED PROJECT & ADDRESS
YANGAN COMMUNITY DEVELOPMENT
14 KING STREET, YANGAN

DRAWING TITLE
SITE STAGING PLAN

SCALE
AS SHOWN

PRINTING DATE
26/11/2021

DRAWN
CC

CHECKED
BM

STAGE
DA

DRAWING NO.
DA-103.2

AMENDMENTS		ISSUE
G	DA SET - NO AMENDED BOUNDARY	26/11/2021
F	DA SET	26/10/2021
E	SITE BOUNDARY AMENDMENT	26/02/2020
D	SITE & CIRCULATION UPDATES	24/07/2019
C	BOUNDARY REALIGNMENT PROPOSAL	12/06/2019
B	SCHEMATIC PROGRESS ISSUE	16/01/2019
ISSUE	AMENDMENT	DATE

G



Custom Design



Retrofits



Recipe Housing



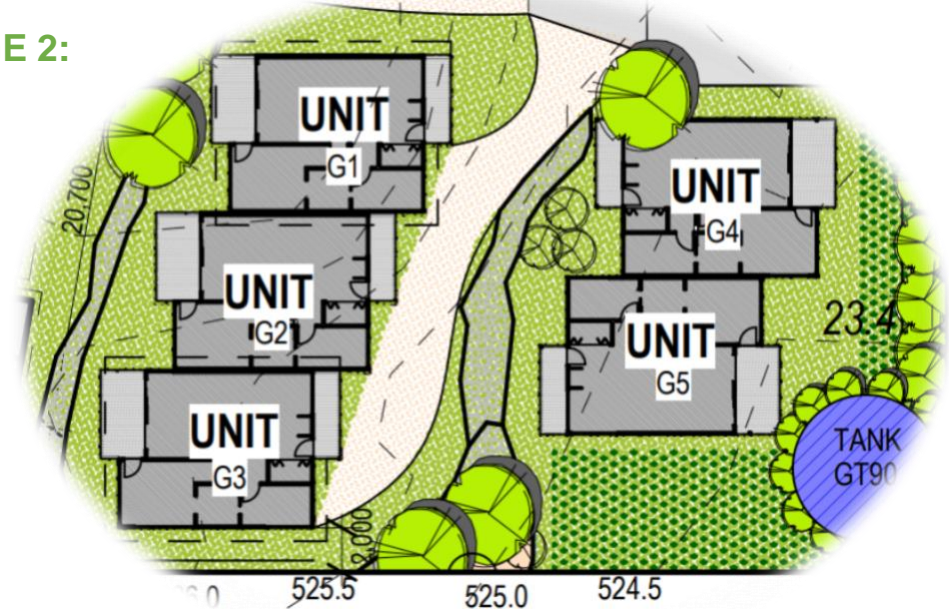
Communities

STAGE 1:



- 3x B&B Accommodation**
- 3x Studios**

STAGE 2:



5x Units



Custom Design



Retrofits

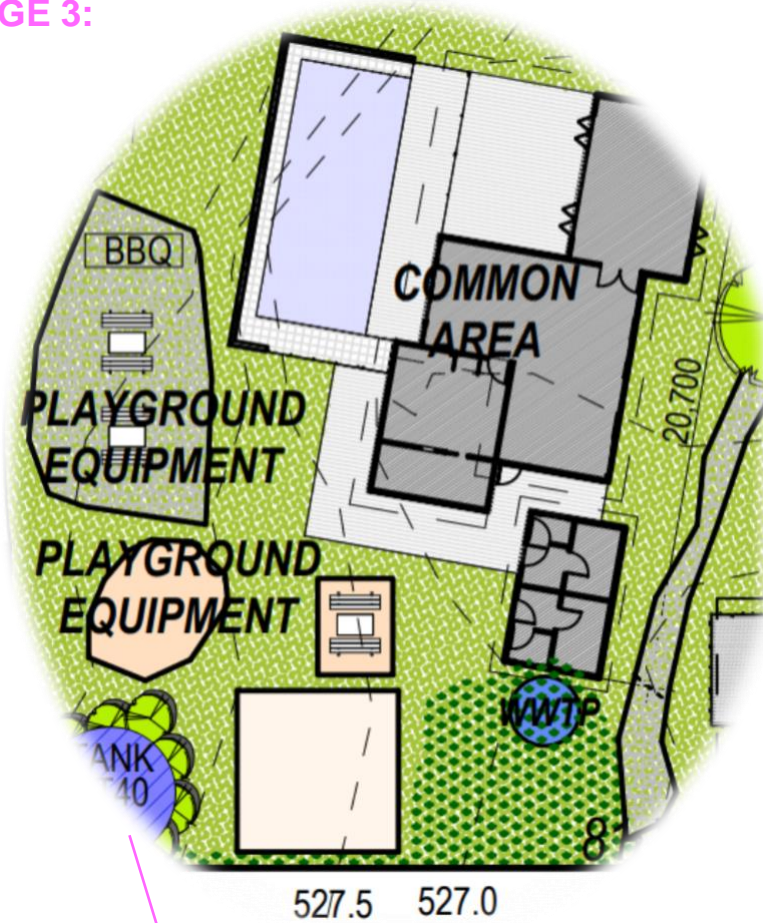


Recipe Housing



Communities

STAGE 3:



Common Area
Playground Equipment

STAGE 4:



2x Townhouses
1x Studios



Custom Design



Retrofits



Recipe Housing



Communities

