

# "Elysia"

First "Net Zero" Project - Yangan



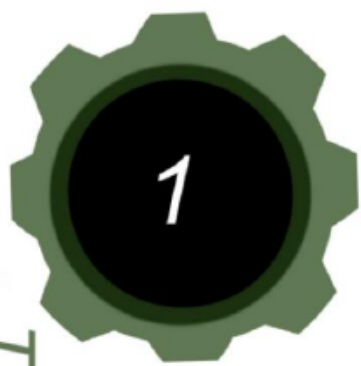
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# The Journey

**“Elysia”**  
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Timeline



**Milestones 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

# "Elysia"



**Milestone 5**  
The Project Delivery

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



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

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

Timeline

2022 2023 2024 2025 2030-On-going



# 'ELYSIA on Yangan'

A Sustainable Community Development

First 'Net Zero' Project in Yangan, QLD

*"Your Mountain Retreat"*

## SUSTAINABLE COMMUNITY PRINCIPLES & OBJECTIVES

1.

DIVERSE  
COMMUNITY  
LIFESTYLE

2.

INCLUSIVE &  
SUSTAINABLE

3.

OPPORTUNITY  
FOR ALL AGES

4.

SHORT- &  
LONG-TERM  
CHOICES

5.

STRONGER  
BLENDED  
COMMUNITY

## OUR VISION

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.

Our vision is to provide a new Sustainable Community development that serves to benefit 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.

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.



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# 'ELYSIA on Yangan'

## SUSTAINABLE COMMUNITY PRINCIPLES & OBJECTIVES

### 1 DIVERSE / COMMUNITY / LIFESTYLE

'Elysia on Yangan' is a cutting-edge Sustainable Community development that serves to benefit both the community, tourism and employment opportunities for regional villages. 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 sensory gardens and community buildings intended to maximise social interaction. The site will include various visitor, short-term and permanent car parking options to cater for visitors and permanent residents. Accessibility throughout the site will ensure legible, safe access and promote a healthier and more active and engaged community lifestyle.

### 2 INCLUSIVE & SUSTAINABLE

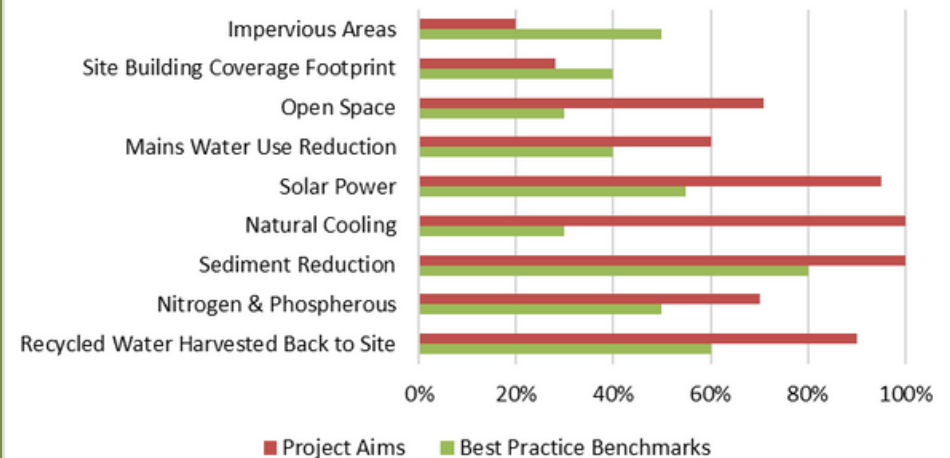
Elysia is immersed in design-led development principles, utilising sustainable principles such as:

- 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 rain water 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 enabling greater efficiency to onsite collection recycling within for site needs.

Elysia Development Benchmarks



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# 'ELYSIA on Yangan'

## SUSTAINABLE COMMUNITY PRINCIPLES & OBJECTIVES

### 3 OPPORTUNITY FOR 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.

### 4 SHORT- & LONG-TERM CHOICES

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.

### 5 STRONGER BLENDED COMMUNITY

Elysia promotes a stronger sense of community by maximising choices, opportunities and diversity for various aged and abled residents and visitors from the young to the elderly.

- ***Stronger sense of community***
- ***Maximising choices***
- ***Rich knowledge and experience transfer***
- ***Various opportunities***
- ***All abilities, 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. 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.



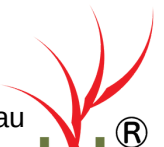
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# 'ELYSIA on Yangan'

A Sustainable Community Development

First 'Net Zero' Project in Yangan, QLD

*"Your Mountain Retreat"*

## YANGAN CASH & CARRY

Yangan is a quaint historic country town with a rich history. Yangan is located in the Southern Downs Region along the Settlers' Route, just beyond the Great Dividing Range. It is a comfortable and amazing scenic experience as you drive two hours west from Brisbane, QLD. Whilst commonly attracting many tourists on day drives, camping trips, bush walks, mountain bike riding and trail rides, Yangan provides the perfect location to stop and enjoy what the beautiful local area has to offer.

Yangan Cash & Carry is a small, family owned convenience store and cafe. The YCC is widely known by Yangan's local community as their historic corner store running now for 130 years. For 15 years of managing the Yangan Cash & Carry, the YCC Team have been solely dedicated to the local community by employing and supporting local consumers and suppliers.

Yangan as the first destination along the incredible Settlers' Route, next stop from Aratula, it is the YCC that can provide locals, tourists and regional workers with delicious homemade meals, hot and cold beverages, confectionary items and snacks, fresh food & local produce, fuel and a wide range of everyday necessities.

Their commitment to Yangan has involved providing opportunities to boost community camaraderie and inspire the town's potential by pushing the boundaries. YCC is very much apart of the Sustainable family – owning a bigger purpose for the local community. They share and incorporate sustainable principles along with their business's image as to empower sustainable living to all demographics and to inspire total respect for the environment we live in. The possibilities for Yangan's small yet bold community are limitless and with their local motivation, they are dedicated to serving and facilitating Yangan's potential.

Their local roots seek to educate tourists about Yangan and its surrounding areas, and in return they appreciate learning more about the individuals who pass through Yangan's historic route.

### How does Sustainable Manage the Project?

- Manages agreements and reporting
- Designs and Constructs 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

### More things you should know... Sustainable Yangan Cash & Carry

- Since Sustainable retrofitted and invested in Yangan Cash & Carry, the Team have ensured that Yangan is a tourist stop, offering great homemade country food and service.
- The SustainableYCC Team have trained approximately 8 trainees, 20+ juniors and 15+ casual staff from local and surrounding regions since 2008.

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✉ yangancc@skymesh.com.au  
🌐 www.yangancashandcarry.au

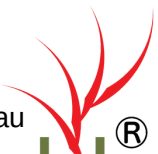
Y. C. C.  
Yangan Cash & Carry



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WARWICK - YANGAN RD

KINGS ST

KING ST

**1 SITE STAGING PLAN**  
SCALE @ A3 1:500

88.9

PRELIMINARY  
NOT FOR TENDER  
NOT FOR CONSTRUCTION



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- DOCUMENTATION TO BE READ IN CONJUNCTION WITH CONSULTING ENGINEERS DOCUMENTS.
- ALL CONSTRUCTION TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND CURRENT AUSTRALIAN STANDARDS.

**ORIENTATION**

**CLIENT**  
K&K NOMINEES

**PROPOSED PROJECT & ADDRESS**  
YANGAN COMMUNITY DEVELOPMENT  
18 KING STREET, YANGAN

**DRAWING TITLE**  
SITE STAGING PLAN

**SCALE**  
AS SHOWN

**PRINTING DATE**  
19/11/2021

**DRAWN**  
CC

**CHECKED**  
BM

**STAGE**  
DA

**DRAWING NO.**  
DA-104.1

AMENDMENTS		ISSUE
F	DA DET	20/10/2021
E	SITE BOUNDARY AMENDMENT	20/02/2020
D	SITE A CIRCULATION UPDATES	24/07/2019
C	BOUNDARY REALIGNMENT PROPOSAL	12/06/2019
B	SCHEMATIC PROGRESS ISSUE	19/11/2018
A	CONCEPT DRAWINGS FOR DA	02/06/2017
001	AMENDMENT	DATE

**F**



# 'ELYSIA on Yangan' - Project Stages

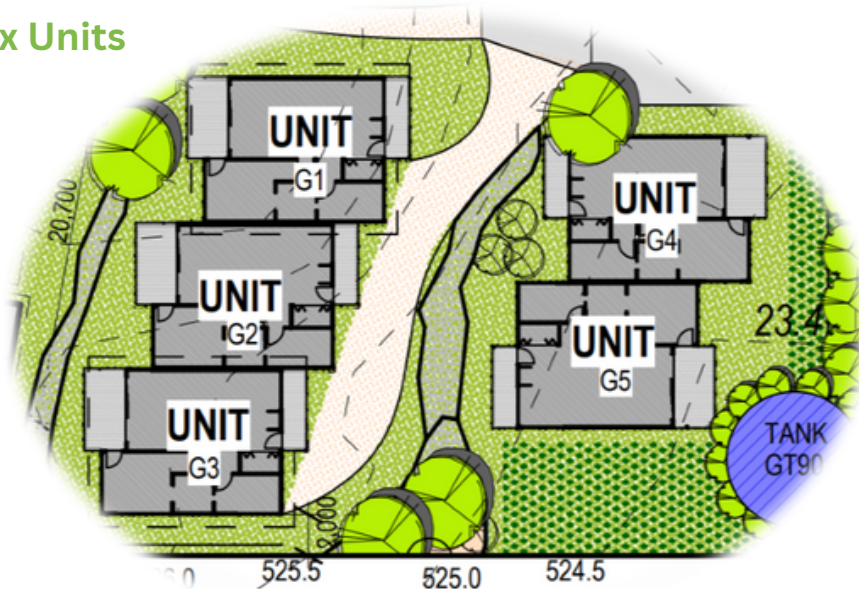
## STAGE 1:

- 3x B&B Accommodation
- 3x Studio Accommodation



## STAGE 2:

- 5x Units



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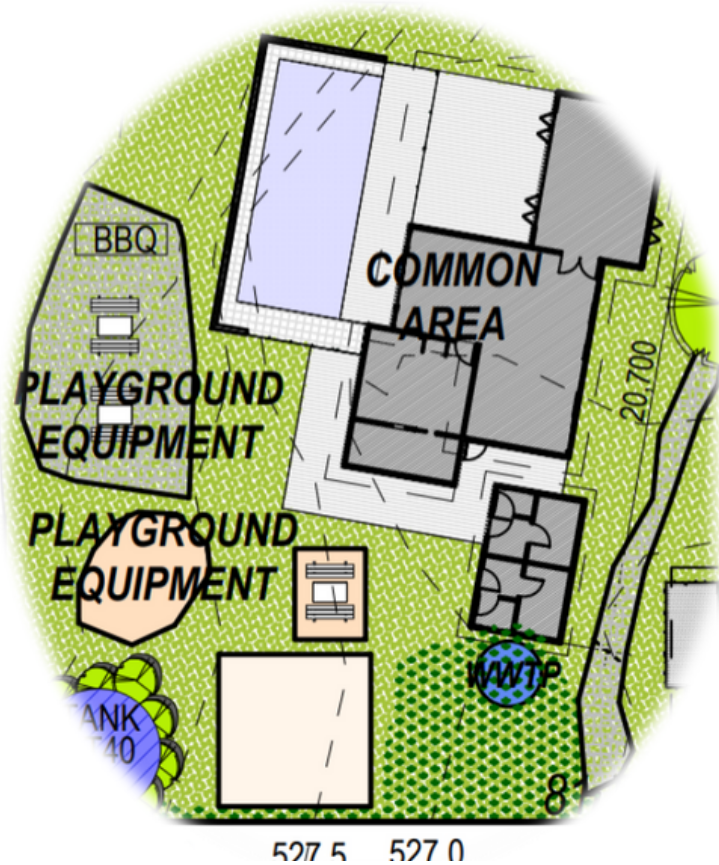




# 'ELYSIA on Yangan' - Project Stages

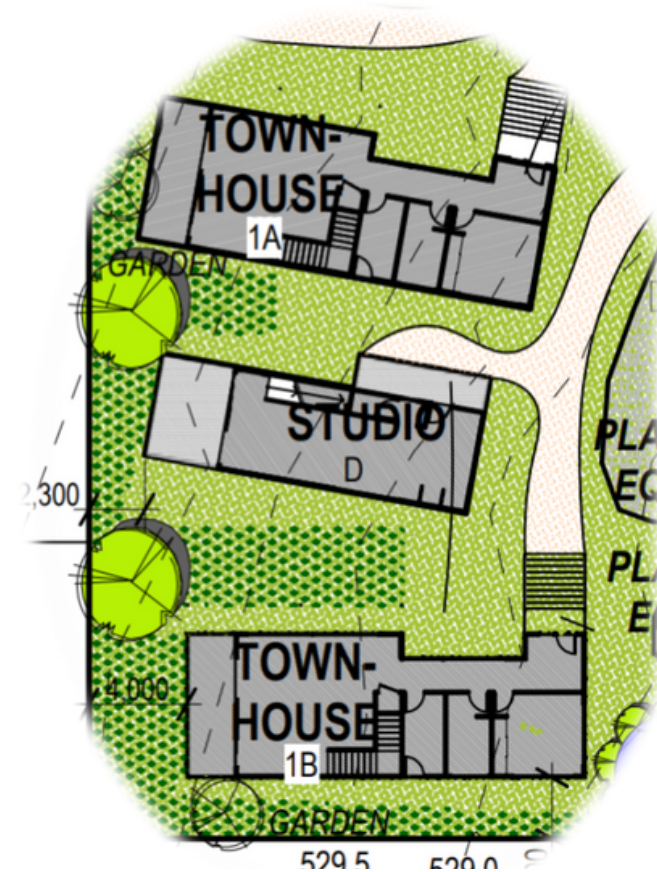
## STAGE 3:

- Common Area
- Playground Equipment



## STAGE 4:

- 2x Townhouses
- 1x Studio Accommodation



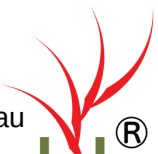
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# 'ELYSIA on Yangan' - Project Outcomes



1. DIVERSE  
COMMUNITY  
LIFESTYLE

2. INCLUSIVE &  
SUSTAINABLE

3. OPPORTUNITY  
FOR ALL AGES

4. SHORT- &  
LONG-TERM  
CHOICES

5. STRONGER  
BLENDED  
COMMUNITY



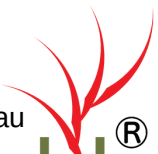
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Lake Samsonvale

## Sustainable.

Sustainable Pty Ltd. was established in the early 90's, with the company's focus and commitment firmly placed on environmental, social, economic and cultural sustainability.

The essence of Sustainable is the incorporation of such fundamental concepts such as Water Management, Energy Efficiency, Building Materials and Site Management into unique, innovative, exciting and most of all relevant living and working spaces. Housing that addresses our current needs of security, comfort and style while at the same time incorporating principles of sustainability to help address our future needs.

## Brett McKenzie (CEO).

After attaining a Junior Certificate, Brett commenced employment with Joe Benett Pty Ltd (Gatton) as an apprentice Carpenter and Joiner.

During this time, Brett continued to receive broad experience in the industry as the company took on contracts from domestic homes and buildings, to a wide range of commercial and industrial projects, renovations and refurbishments. The variety and mentoring from Joe rapidly improved Brett's supervisory skills, and gave the extensive experience and maturity needed to be placed in the Supervisor's role of the entire company at age 17.

On completion of the third and final stage of technical training at Toowoomba Tafe College, Brett was acknowledged with the prestigious Queensland award for Apprentice of The Year for Carpentry and Joinery. The apprenticeship was completed in 1985, and Brett remained with Joe Bennett as a supervisor until he departed for overseas in early 1990.

# ABOUT US.

Brett traveled abroad specifically for invaluable overseas construction study and experience, and to pursue a lifetime passion for design and architecture. After leaving Australia, Brett linked with renowned builders, and studying throughout the USA, Canada, Ireland and all of the United Kingdom, before basing in London to begin employment.

Initially employed as a Supervising Carpenter with The Mirror Group Newspapers, Brett then accepted a position as a top-level supervisor for a major fire protection construction company, Hat Contracting in London. He remained with the firm until March 1991, when the contract completed, continuing to study, meet and travel throughout Europe.

On his return to the UK, Brett accepted a position of Key Supervisor on a number of extremely complex jobs for R & S Fire Protection, ranging from the billion-dollar Docklands revitalization, right through to the most sophisticated projects across London. As a result of this experience and the results achieved, Brett was sought out by and contracted to the British Government, to personally supervise the extraordinarily specialised development of nuclear proof communication bunkers, for RAF bases throughout Northern England. This included being investigated and assessed both for psychological and security clearance to British Cabinet security level.

At age 24, Brett had personally experienced and been responsible for extreme issues of international security; involved with both the highest matters in a country of that stature, and as well, the protection against cold war nuclear attack and terrorism. From May to August 1992, Brett was headhunted by Aaronite Ltd, and commenced general management duties on their contract for the 1992 Olympic Village in Barcelona, Spain.

Brett was appointed to supervise and to have hands on fixing of fire protective material and waterproof aluminium casings to structural steel beams, extending externally from the building, tying and bracing the main steel network structure to the building body.

On return from Barcelona Brett was contracted to Aaronite to handle and implement both design assistance. Along with the supervision of construction for their state of the art Benetton Formula One racing teams race car assembly and development building, (as well as for Quality Assurance standard testing technology) in Gloucester, United Kingdom.

Following this final, very satisfying project, Brett returned to Australia in late December 1992 after traveling, studying and conferring with other international groups and construction specialists through Egypt and Asia.



**INTERNATIONAL EXPERIENCE.**