



DECEMBER 2024

JAMIESON STREET, BOWEN HILLS DEVELOPMENT APPLICATION

nettleontribe

CLIENT



PREPARED FOR
CFMEU

DEVELOPMENT APPLICATION
Document name: Development Application
Project name: 8-16 Jamieson Street, Bowen Hills
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ACKNOWLEDGEMENT OF COUNTRY



nettleontribe acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society. We pay our respects to the elders, past, present and emerging and acknowledge, in each of our offices, the Traditional Owners on whose land we stand.

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01 LOCATION ANALYSIS

LOCATION

The site is located in the Brisbane suburb of Bowen Hills on the corner of Jamieson Street and Edgar street, approximately 3 kilometres north of the city centre. The site is near to the Bowen Hills Railway Station to the east, the Brisbane Showgrounds, Royal International Convention Centre and Abbotsford Road Park, to the East, and within a short distance to the Breakfast Creek Road and inner city bypass.



01 LOCATION ANALYSIS

CONNECTIONS



01 LOCATION AND SITE

VIEWS

To the west of the site, a new high-density development is approved, which will serve as an immediate neighbour and contribute to the area’s growth and vibrancy.

Across from the site on Campbell Street, existing smaller-scale industrial streetscape provides a contrast, enriching the neighbourhood with a mix of typology and fostering a diverse community.

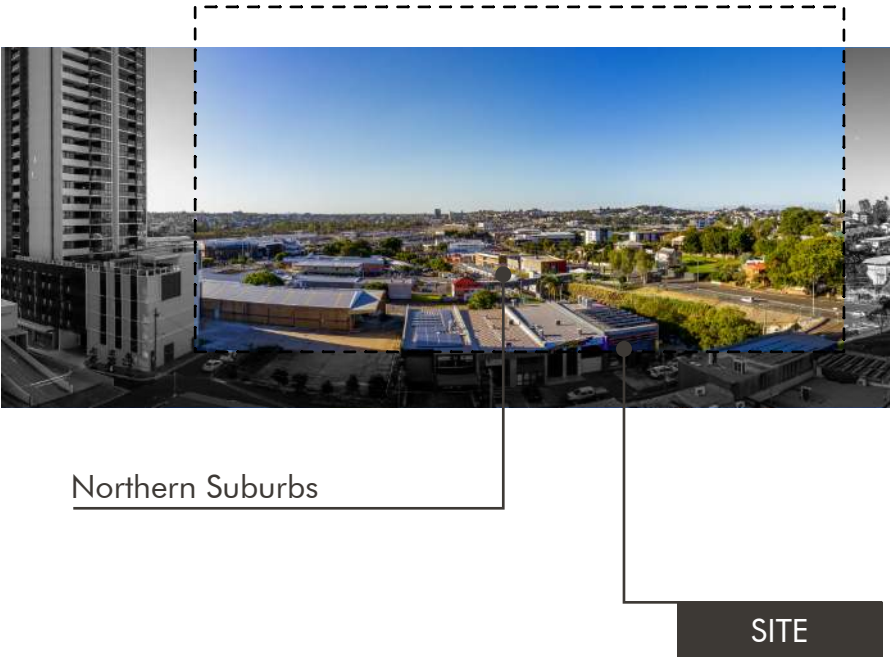
The site's gentle slope allows for upper-level offices to enjoy significant views to both Brisbane CBD and Northern Suburbs, creating a sense of connection to the broader landscape. These vistas not only serve as visual reference points for users, the relationship between the site and its surrounding typology fosters a deeper appreciation for both urban and natural environments.

In summary, the site’s strategic location, combined with its topographical features and surrounding developments, positions it as an ideal setting for creating a vibrant, active transportation-focused commercial environment that harmonies with Bowen Hills’s streetscape.

SOUTHERN VIEW



NORTHERN VIEW



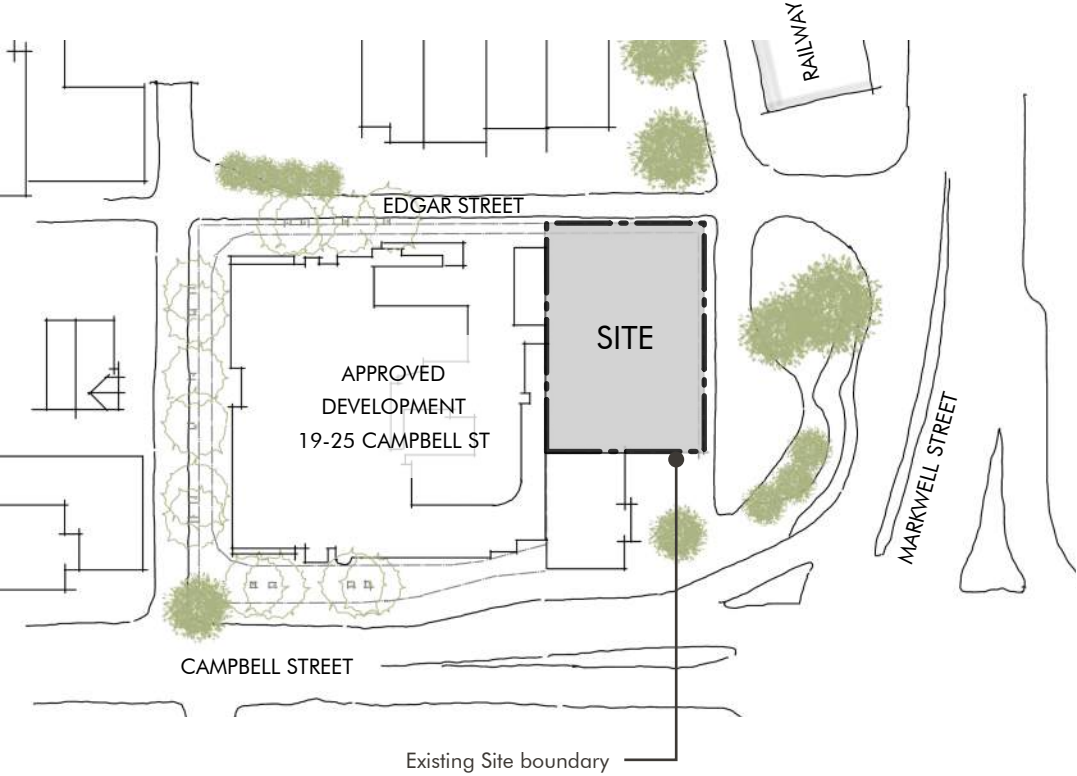
EASTERN VIEW



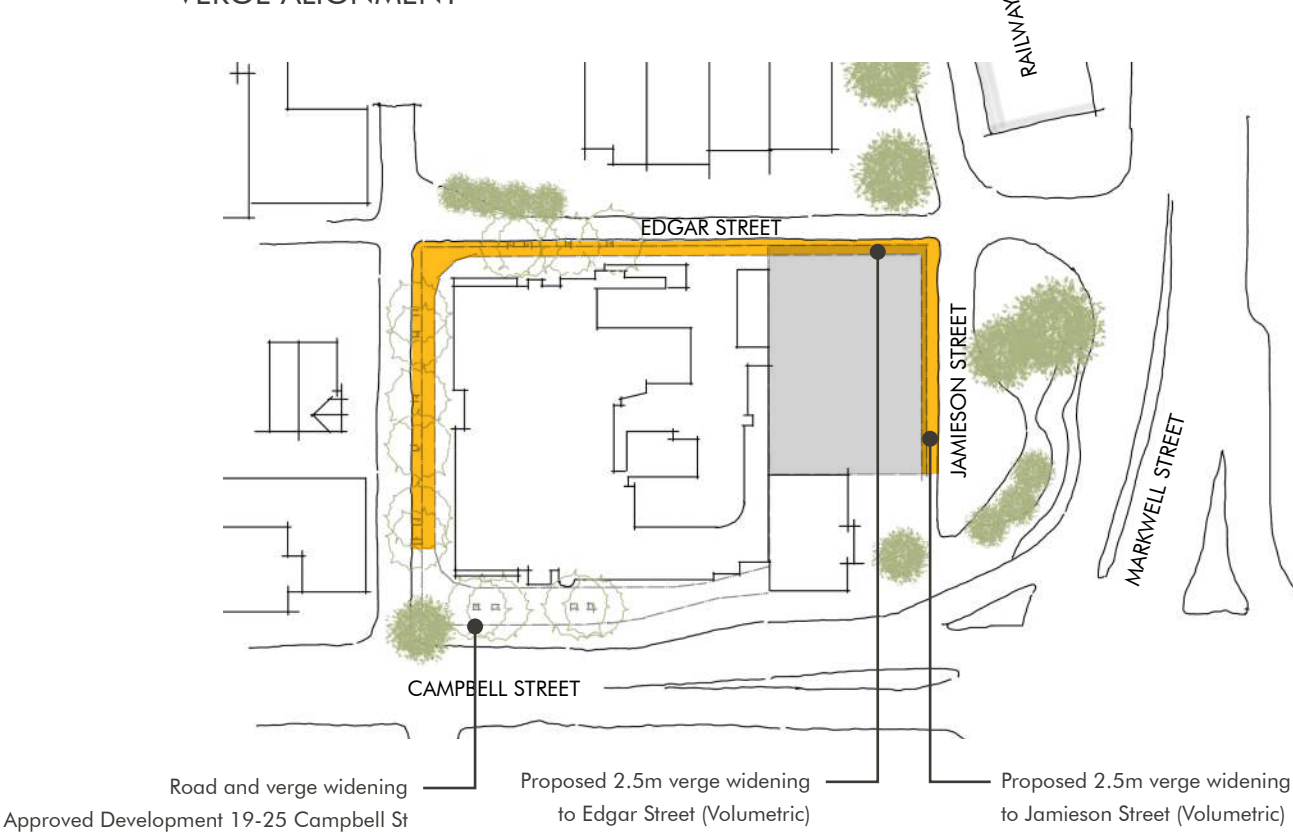
02

PUBLIC REALM

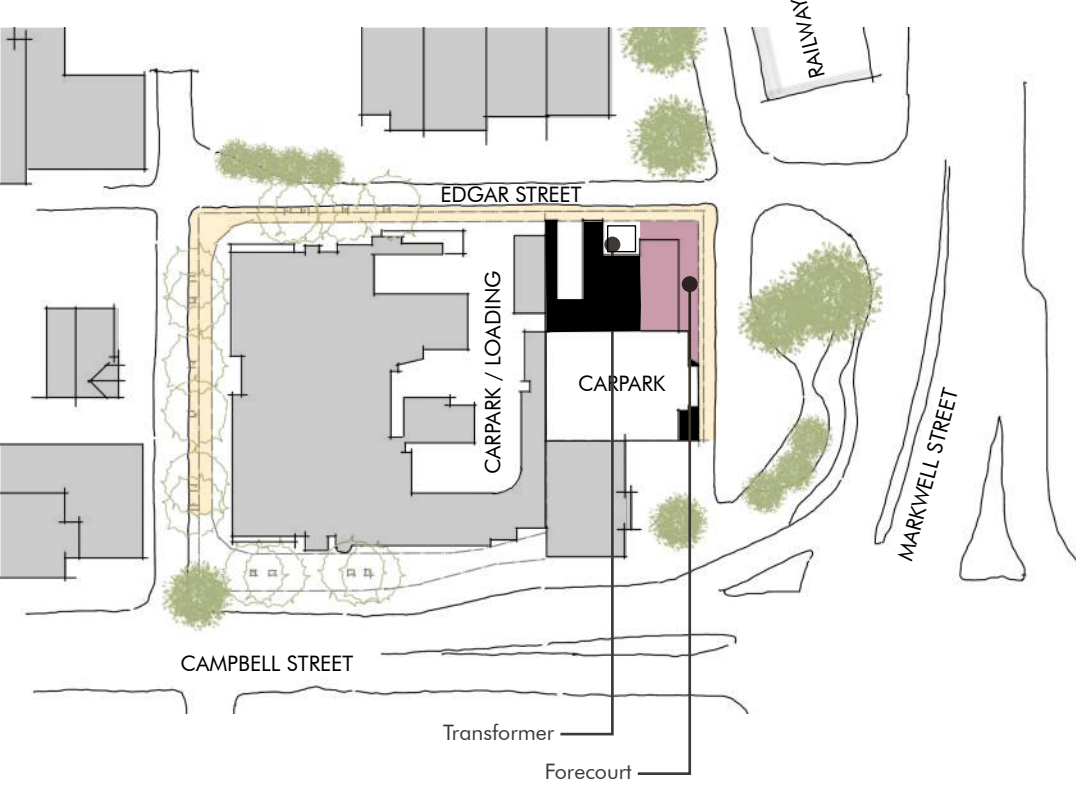
CONTEXT



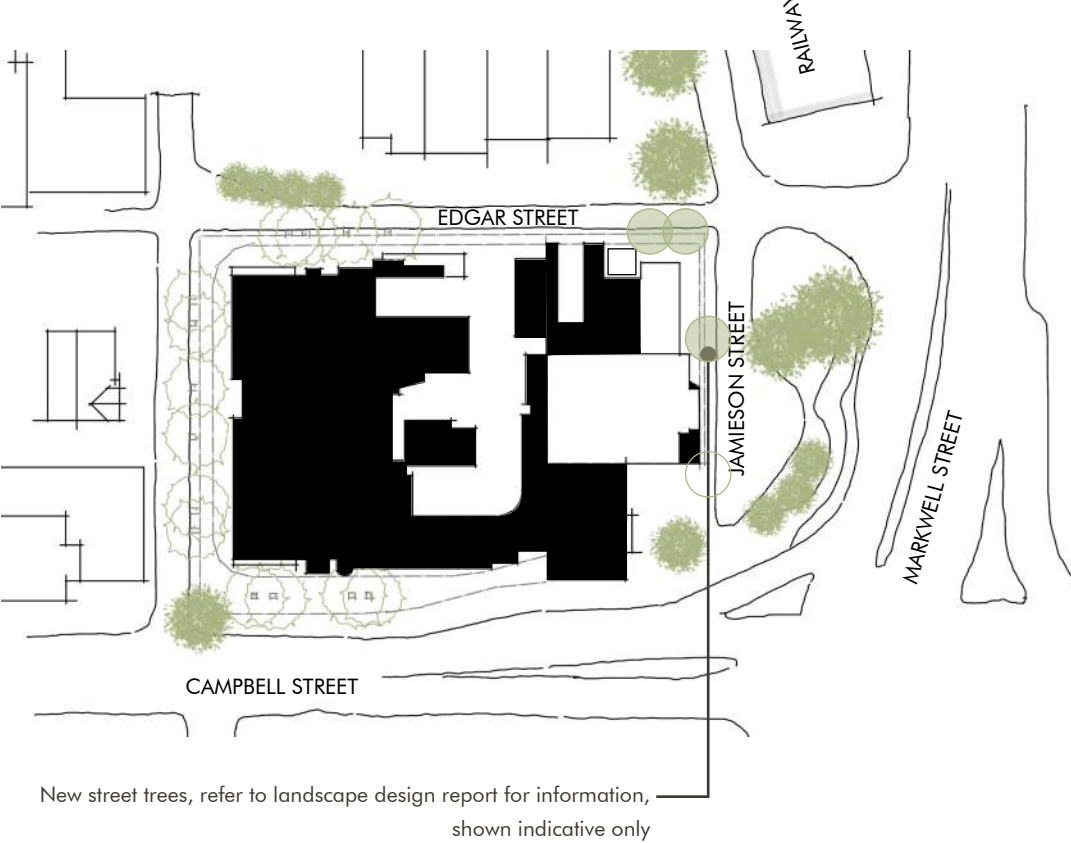
VERGE ALIGNMENT



GROUND INTERFACE



ROAD CORRIDOR DESIGN



MASSING STUDIES

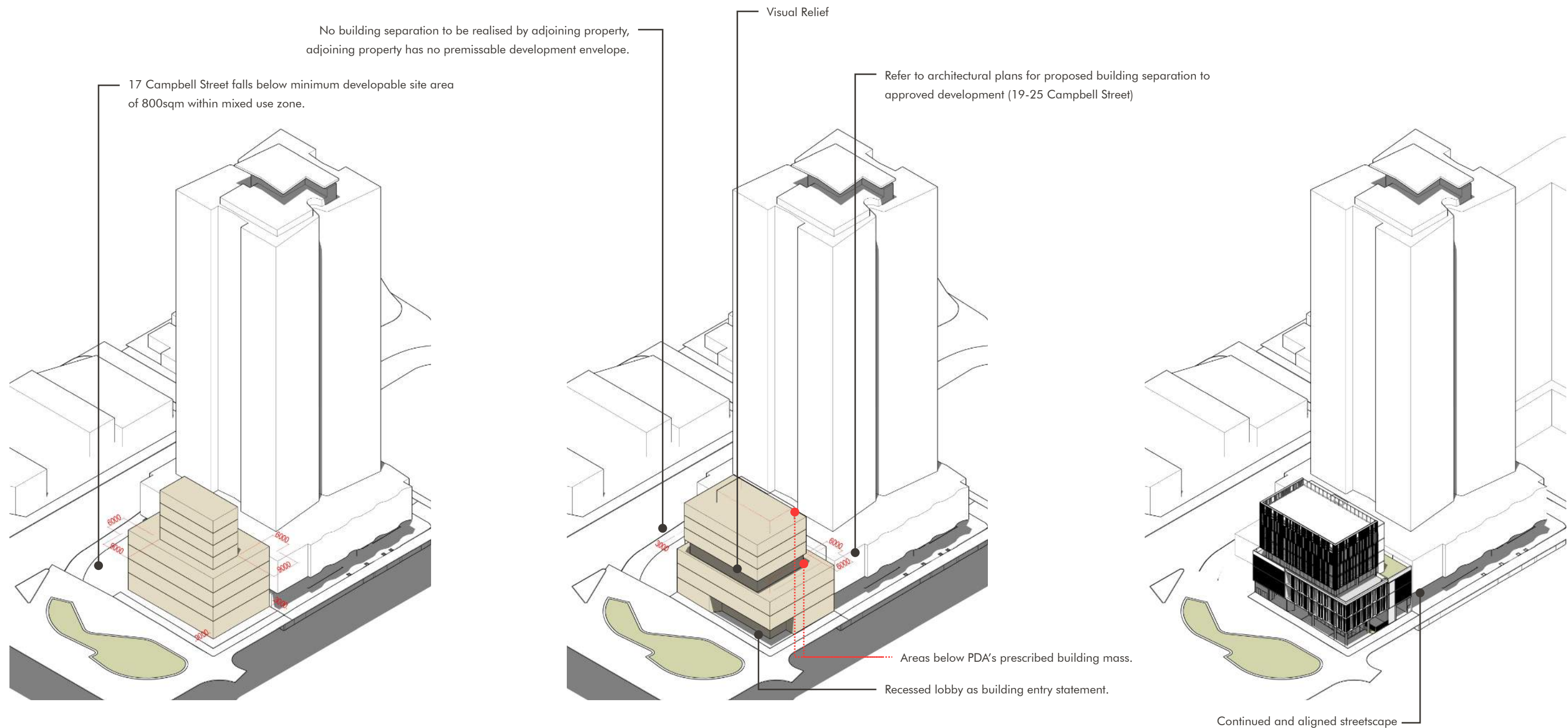


DIAGRAM 1 - PDA Development Scheme (Mixed Use Zone)

- 4 levels podium + 4 levels tower
- 180m2 tower footprint (Excl. balconies)
- Results in non-usable tower levels
- Results in misalignment in height and setback to adjoining approved development.

DIAGRAM 2 - Proposed Setbacks

- Reduced building height to 7 levels
- Reduced podium height to 3 levels
- 0m podium setback
- Reduced setback to Edgar Street to 6m
- Reduced setback to 11-25 Campbell St to 6m
- Reduced setback to Campbell St to 3m

DIAGRAM 3 - Aligned Streetscape

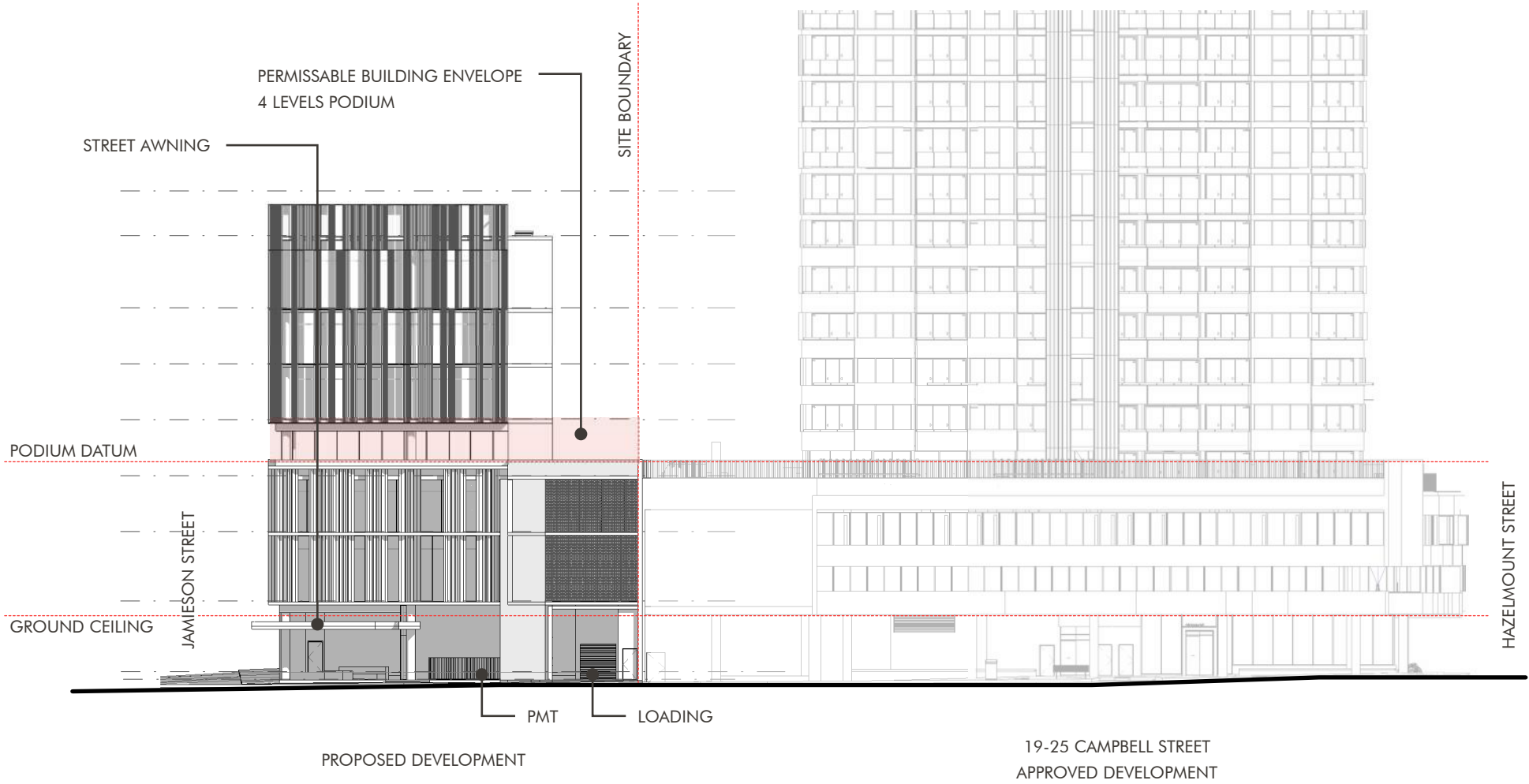
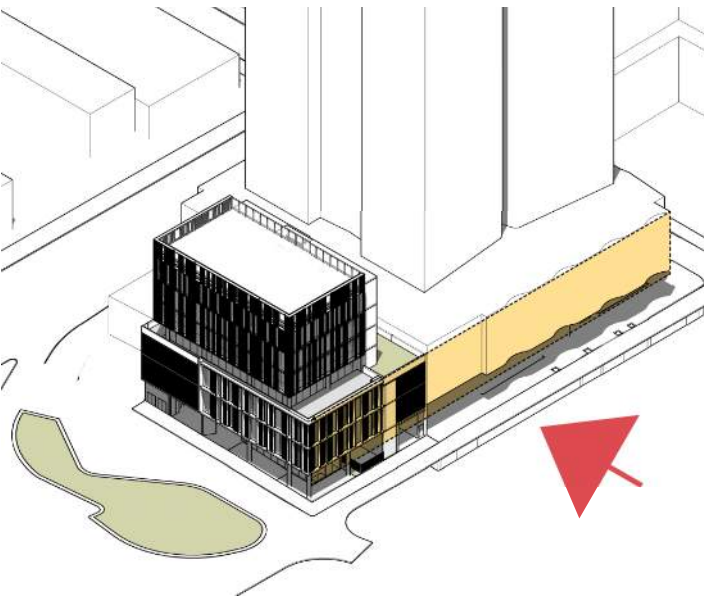
- Results in consistent urban streetscape and podium alignment
- Results in reduced shadow to adjoining apartment
- Results in usable tower levels

02 PUBLIC REALM

STREETSCAPE ALIGNMENT

Located opposite Abbotsford Road Park, we approached the architectural language and its contribution to the streetscape with considerable attention. Jamieson Street considers those that will inhabit the spaces, ultimately informing the development of the design during the exploration stages. Contrary to ordinary commercial developments, the arrival experience has been re-imagined, taking cues from the surrounding context – materialising through scale, rhythm, colour and proportion.

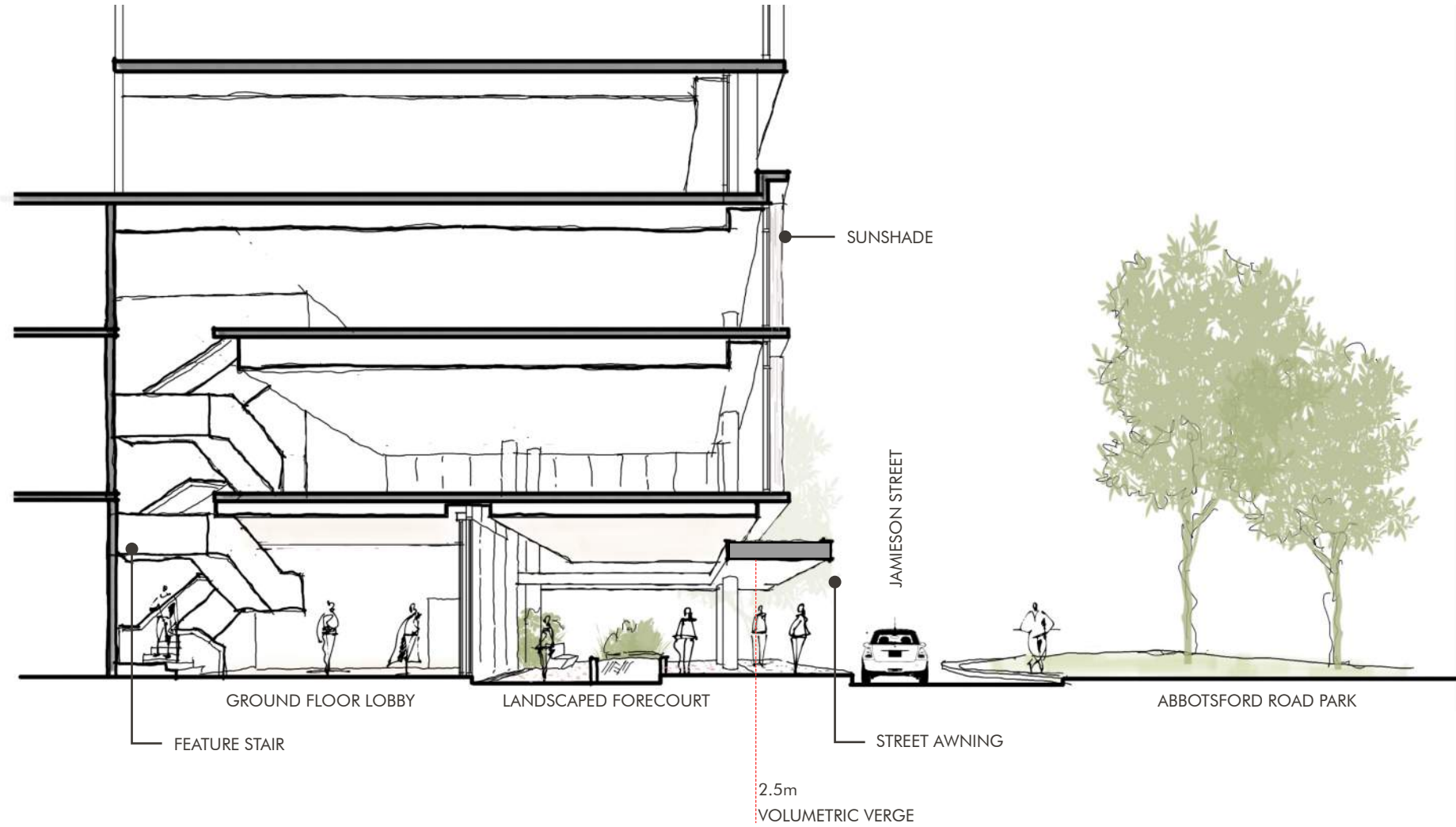
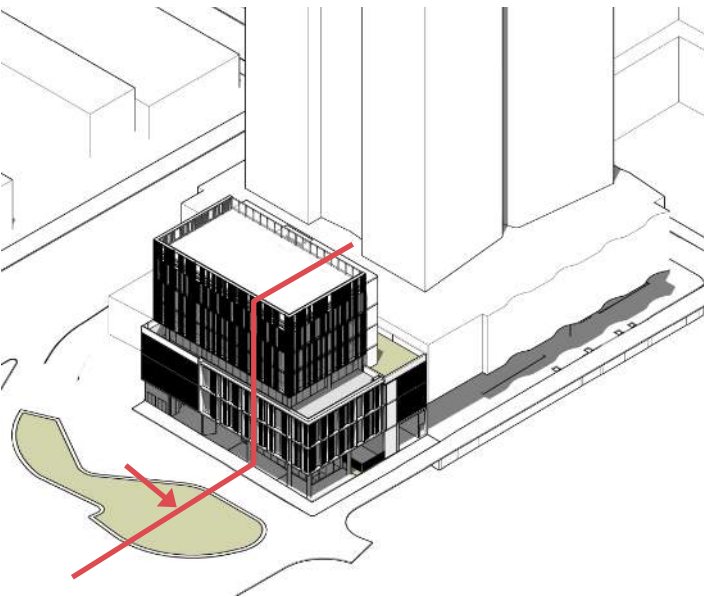
In time the landscape and built form will blend together, giving a rich character and softness back to the streetscape – improving dramatically with age.



02 PUBLIC REALM

PUBLIC INTERFACE

The creation of landscaped urban pockets references local examples of West Village, Fish Lane, and James Street. The integration of architecture and lush sub-tropical setting enables a rich, picturesque streetscape and offers various scale of multi-functional spaces within.



PRECEDENT ONE



PRECEDENT TWO

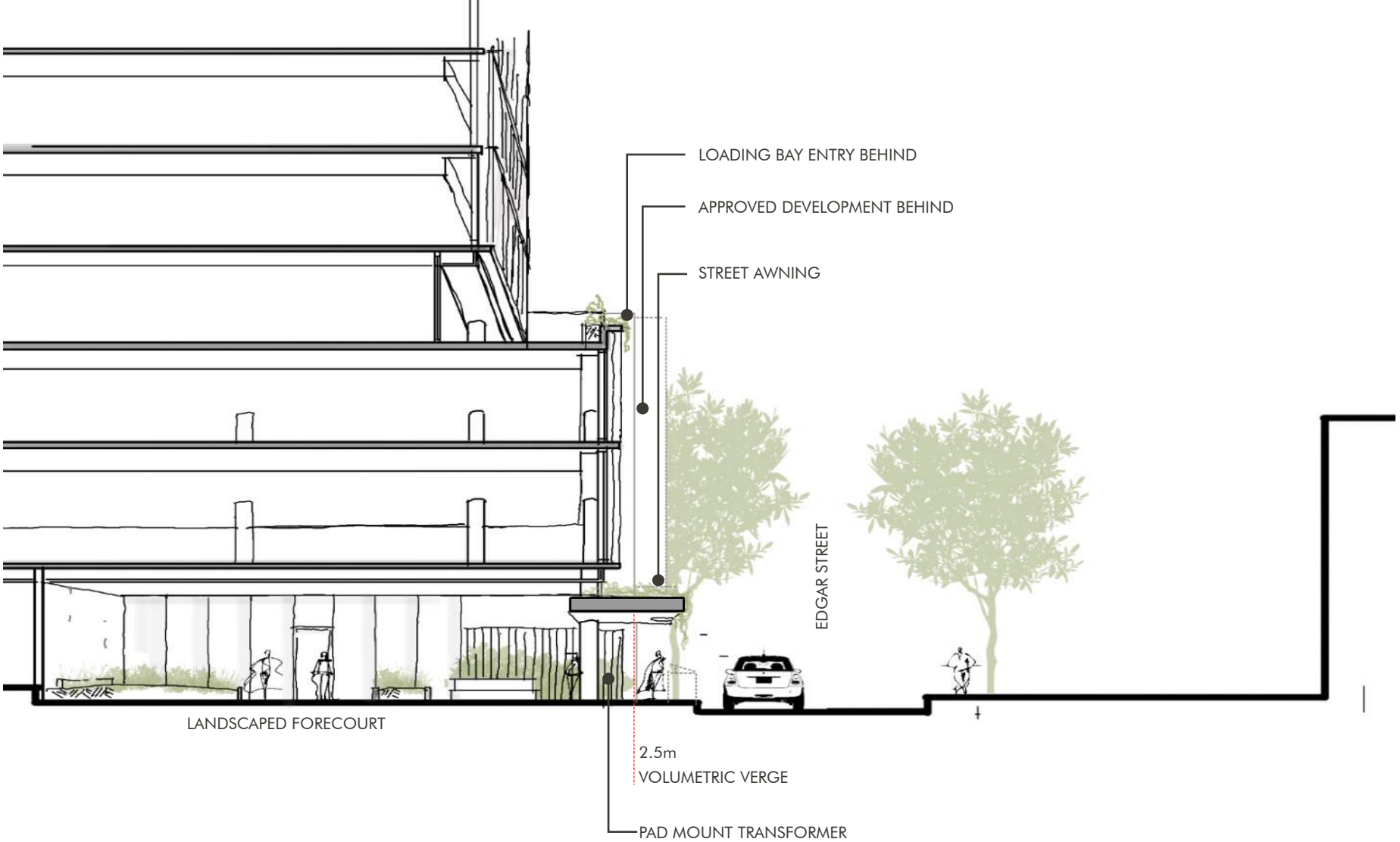
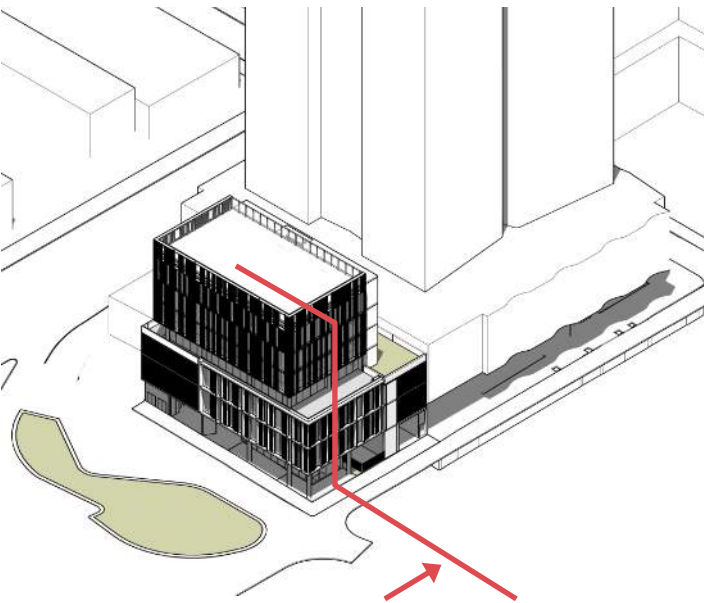


PRECEDENT THREE

02 PUBLIC REALM

PUBLIC INTERFACE

The project is planned around the green sanctuary arrival space, the architectural form is punctured at key arrival points off Edgar Street and Jamieson Street. Natural daylight and public interaction have been introduced, filtering through the landscaped street awnings. The lightness of the articulated podium form is then realised by the permeable treatment to its materials.



PRECEDENT ONE



PRECEDENT TWO

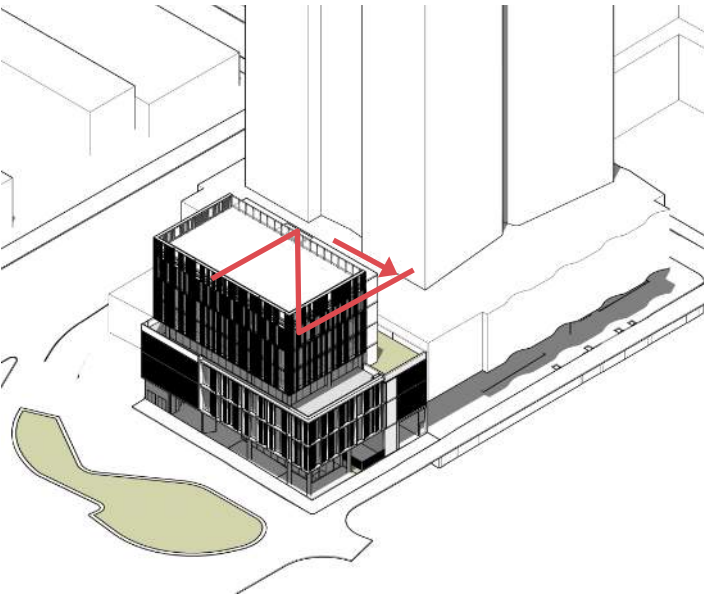


PRECEDENT THREE

02 PUBLIC REALM

LANDSCAPE BUFFER

The landscape buffer and terrace will encourage deep engagement with the natural world and stimulate innovative thinking that invites curiosity, relieves stress and sparks creativity. It supports the idea that humans possess an innate tendency to seek connections with nature and other forms of life (Biophyllia). These connections to nature have been shown to lower levels of cortisol, the human stress hormone, as well as stimulate creativity.



19-25 CAMPBELL STREET
APPROVED DEVELOPMENT

PROPOSED DEVELOPMENT



PRECEDENT ONE



PRECEDENT TWO



PRECEDENT THREE

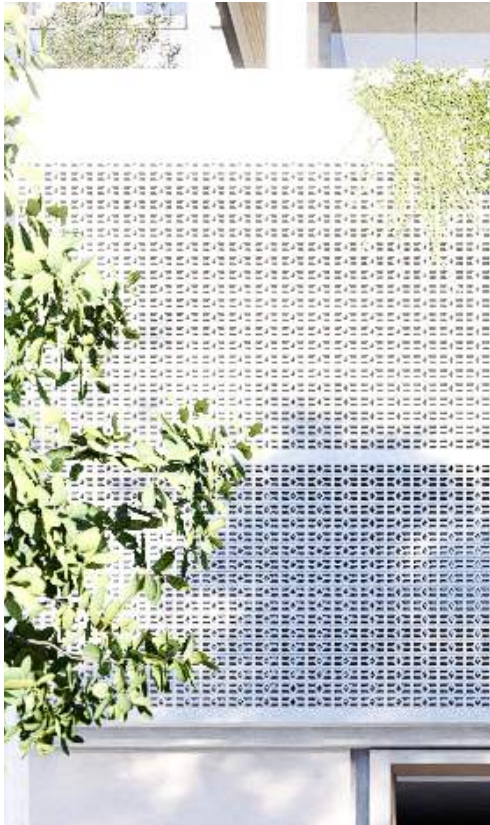
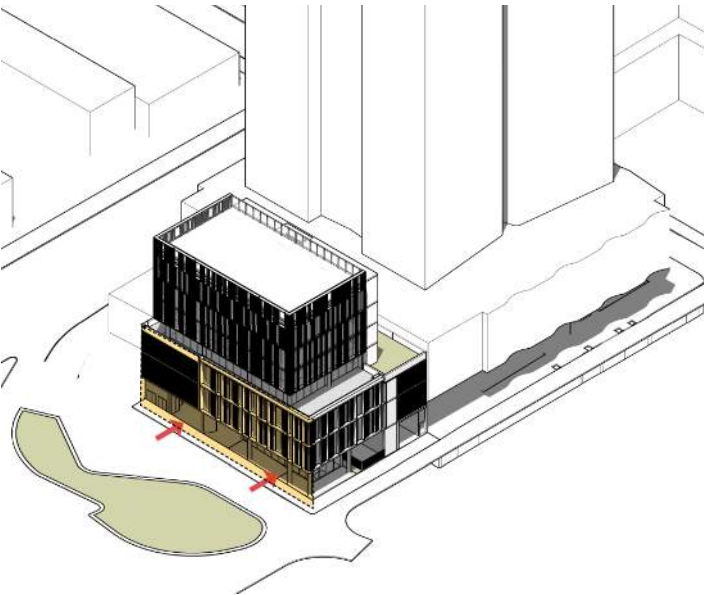
02 PUBLIC REALM

JAMIESON STREET

The landscape integration of the forecourt serves as a welcoming and dynamic space, harmoniously blending nature and functionality. Designed to create a seamless connection between the building and its environment, the forecourt features lush greenery, terraced planting beds, and natural stone pathways that guide visitors into the space.

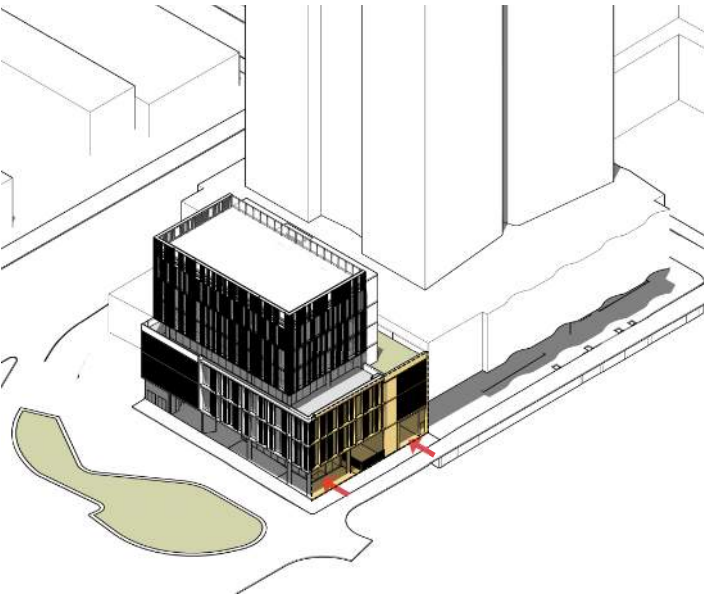
Seating areas and shaded awning provide comfortable spaces for relaxation or informal meetings. Lush greenery and ambient lighting add to the sense of tranquility and sophistication, while pedestrian-friendly pathways ensure smooth access and circulation.

This forecourt not only enhances the aesthetic appeal but also fosters community engagement, offering a vibrant and functional entry point that reflects the building's modern, eco-conscious design.



02 PUBLIC REALM
EDGAR STREET

The visual connection from the parkland to the office building’s forecourt is designed to create a seamless and inviting transition between the natural landscape and the built environment. Sweeping views of the forecourt are framed by carefully curated vegetation and street awning, ensuring the building’s presence is visually accessible while blending harmoniously with the park’s greenery.



03

TOWER DESIGN

03 TOWER DESIGN

MATERIALITY



Entry statement

Sunshade



Premeable sunsahde



Folded metal sunshade

Green sanctuary



Awning

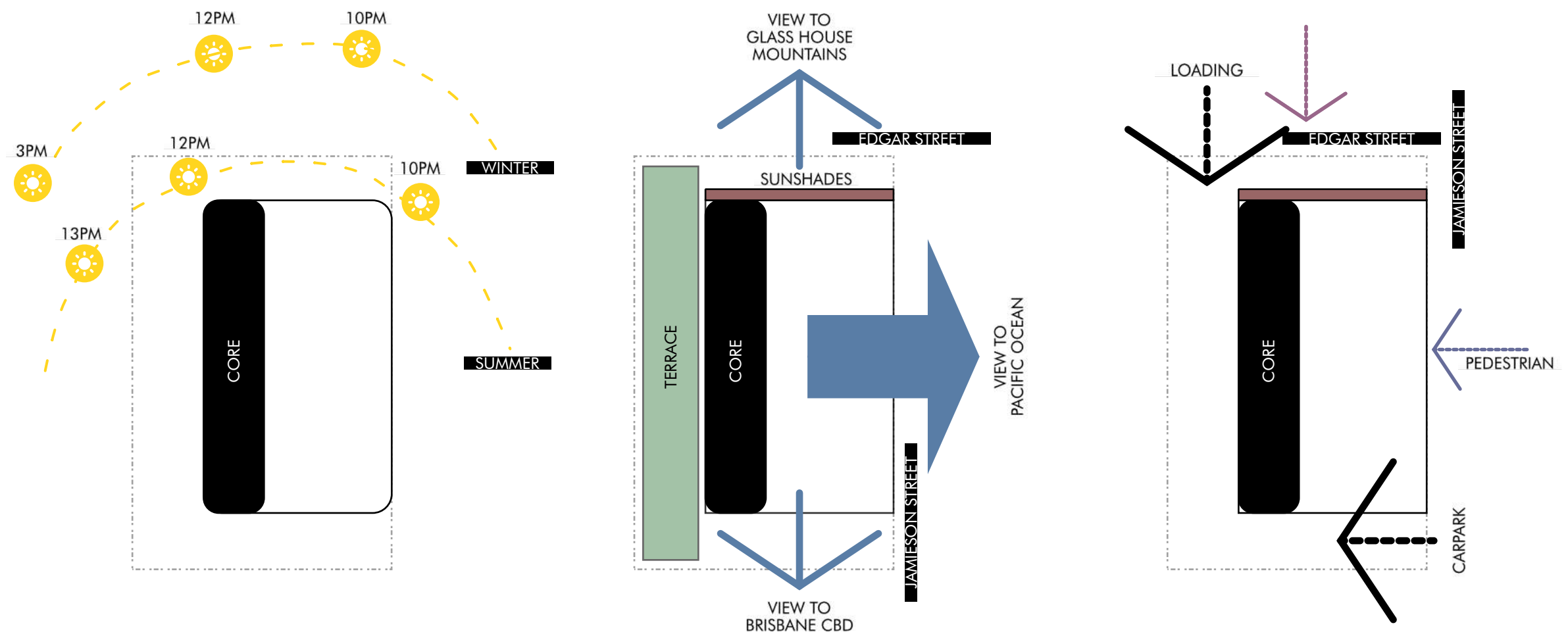


Optimised daylight



Breeze block

03 TOWER DESIGN
ORIENTATION



ORIENTATION

Considered orientation and deep sunshade devices optimise solar access, solar protection and views. The design reflects the desire to shape spaces that harness the fundamental characteristics of abundant natural light, space adaptability within a strong built form.

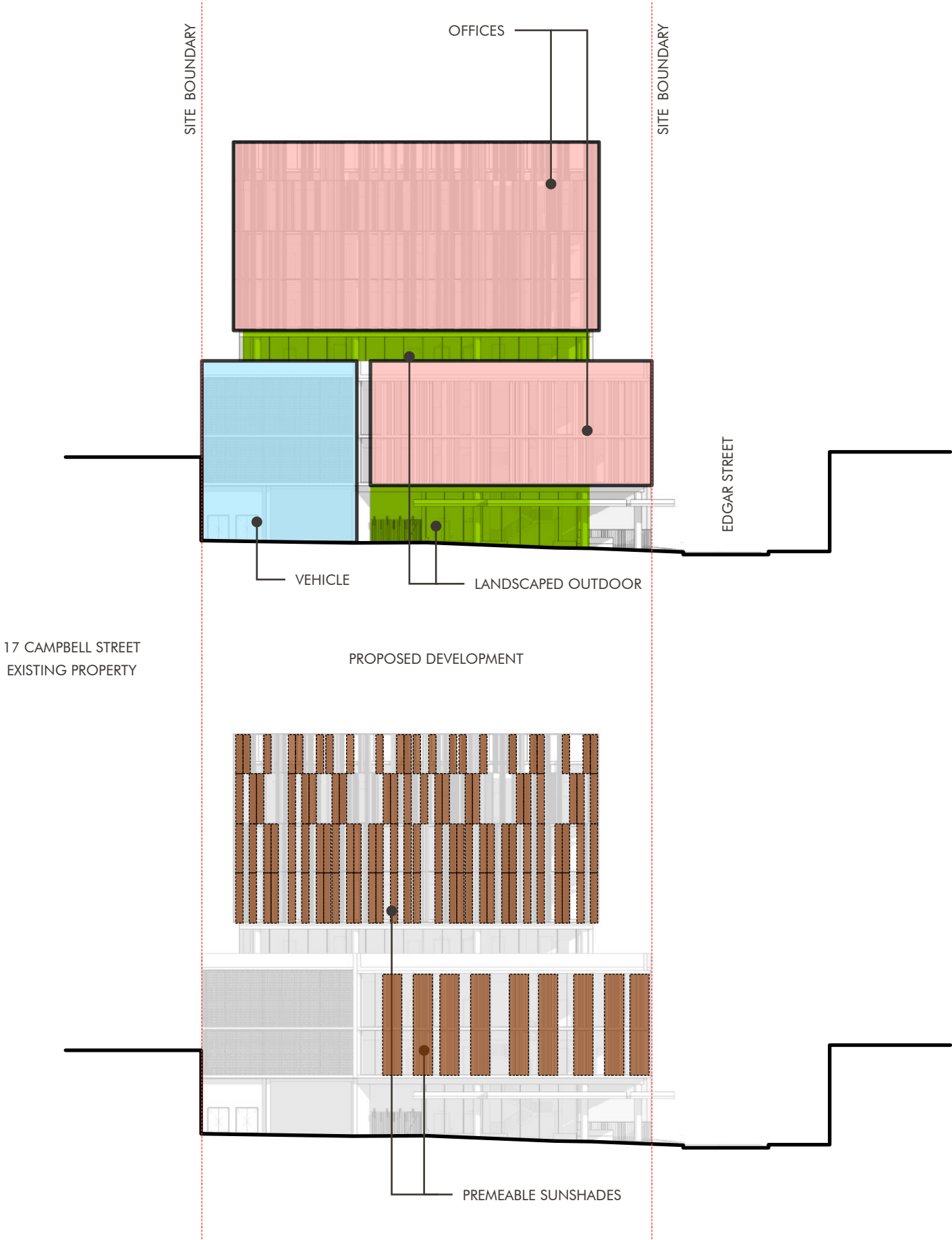
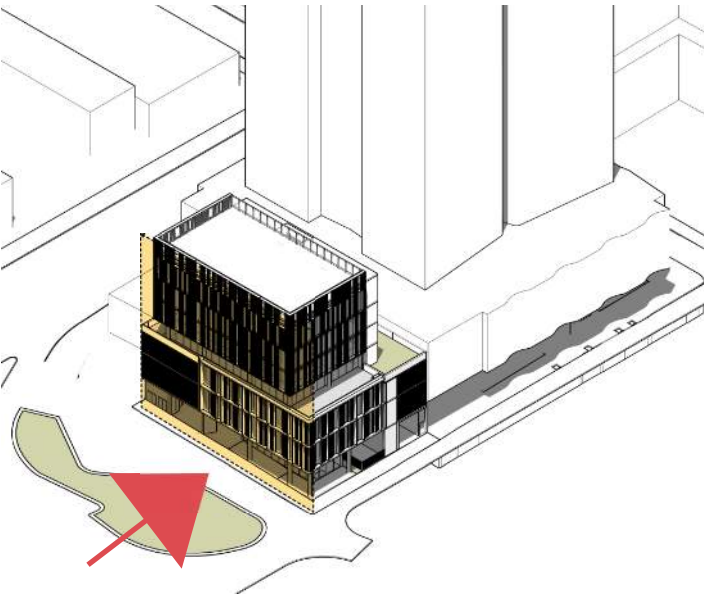
PEDESTRIAN AND VEHICLE ACCESS

The strategic arrangement for separating pedestrian and service vehicle access is designed to prioritize safety, efficiency, and seamless connectivity from the parkland to the building's lobby forecourt. This thoughtful planning ensures an uninterrupted and welcoming experience for pedestrians while maintaining functional service access for vehicles.

03 TOWER DESIGN
ELEVATION

The 7-storey office building features an eye-catching design composed of two offset box-like volumes, creating a dynamic architectural composition that balances modern aesthetics with functionality. These distinct forms are strategically shifted to create visual interest, emphasize individuality within the overall structure, and allow for terraces or landscaped rooftop areas at the offset levels.

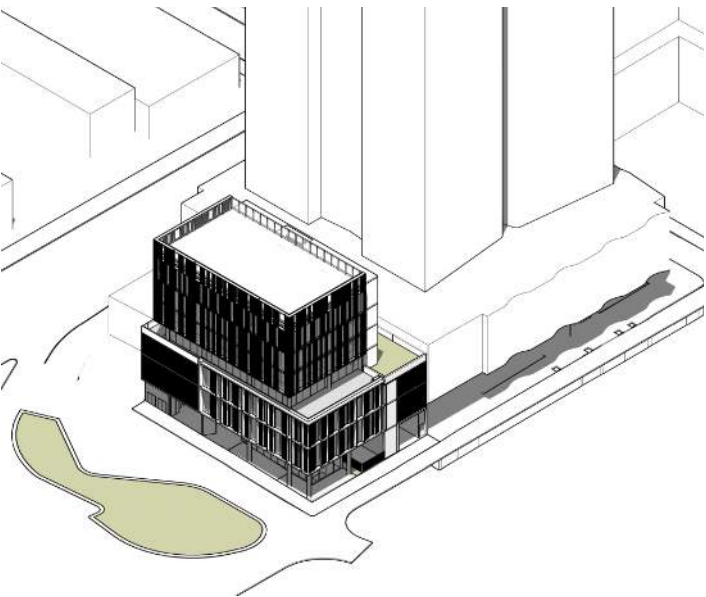
The façade materials, such as glass, metal, or precast panels, further highlight the interplay between transparency and opacity, giving the structure a sleek, sophisticated appearance. The resulting form is a bold yet harmonious addition to the urban landscape, blending innovation and environmental sensitivity.



02 PUBLIC REALM

SUNSHADES

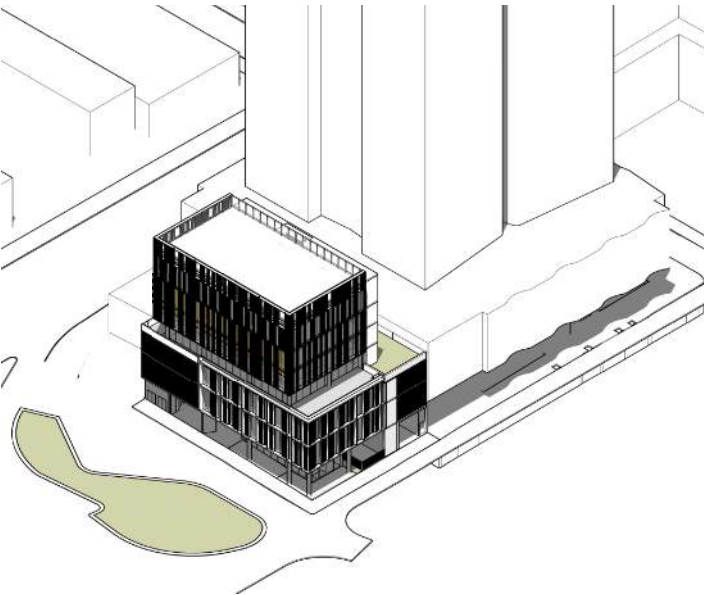
A cohesive architectural language ties the two volumes together, primarily through the use of sun-shading devices. This devices, made from vertical perforated screens, are not only functional in reducing heat gain but also add a rhythm and texture to the façade. The shading elements align across both box forms, reinforcing continuity while varying in density and orientation to respond to the solar exposure on each elevation..



02 PUBLIC REALM
WORKPLACE

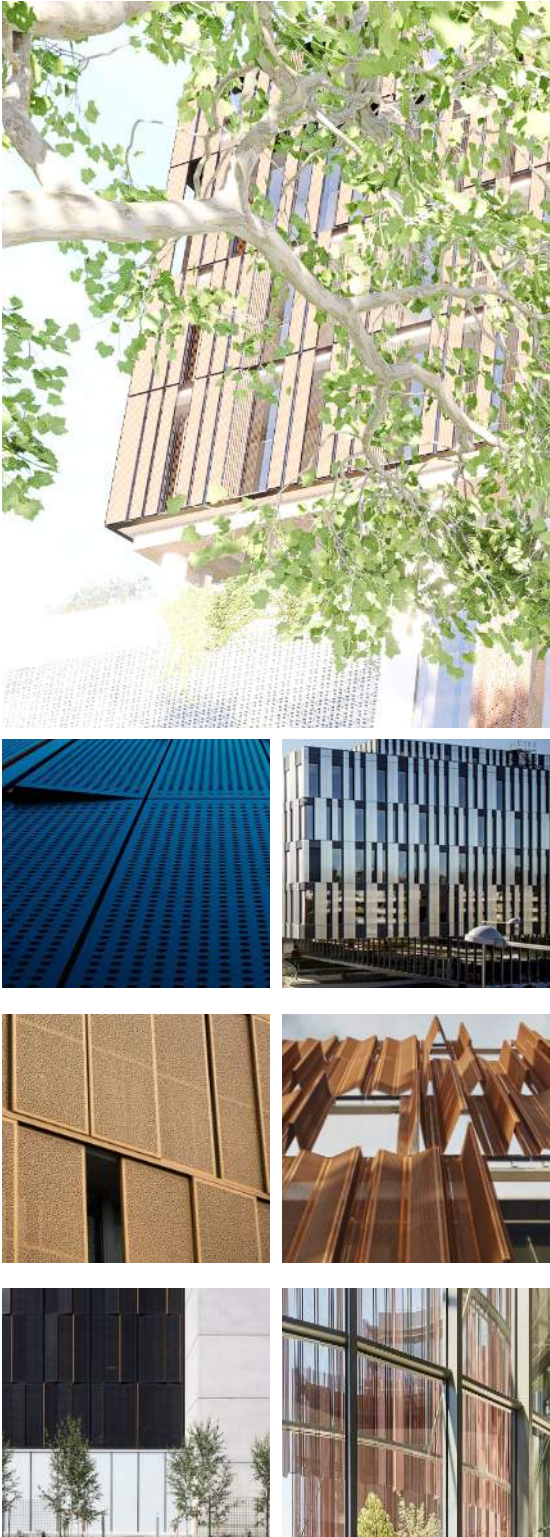
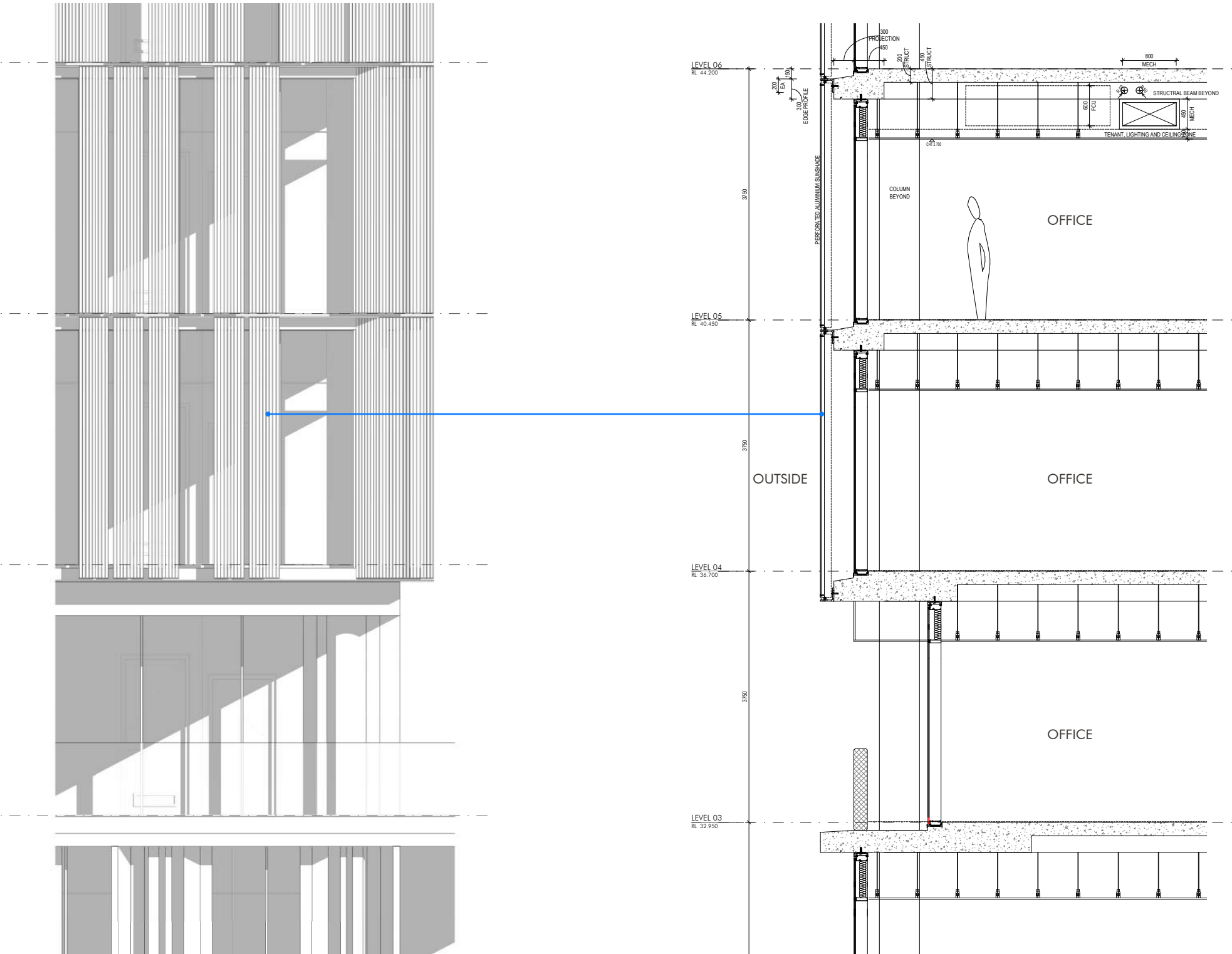
The workplace within the new office building has been thoughtfully designed to offer an inspiring environment that maximizes city and river views while integrating seamlessly with its surrounding landscape features. Expansive floor-to-ceiling windows provide uninterrupted vistas, creating a sense of openness and connection to the outdoors. These panoramic views of the urban skyline and the serene riverfront serve to enhance the workspace's aesthetic appeal and foster employee well-being.

The integration of the podium terrace as a spill-out space offers employees direct access to an outdoor retreat, complete with shaded seating areas and plantings that create a tranquil atmosphere for breaks or informal meetings. This terrace, coupled with the landscaped forecourt at ground level, provides continuity between indoor and outdoor environments. Together, these elements not only enhance the workplace experience but also reinforce the building's commitment to blending urban functionality with natural serenity.



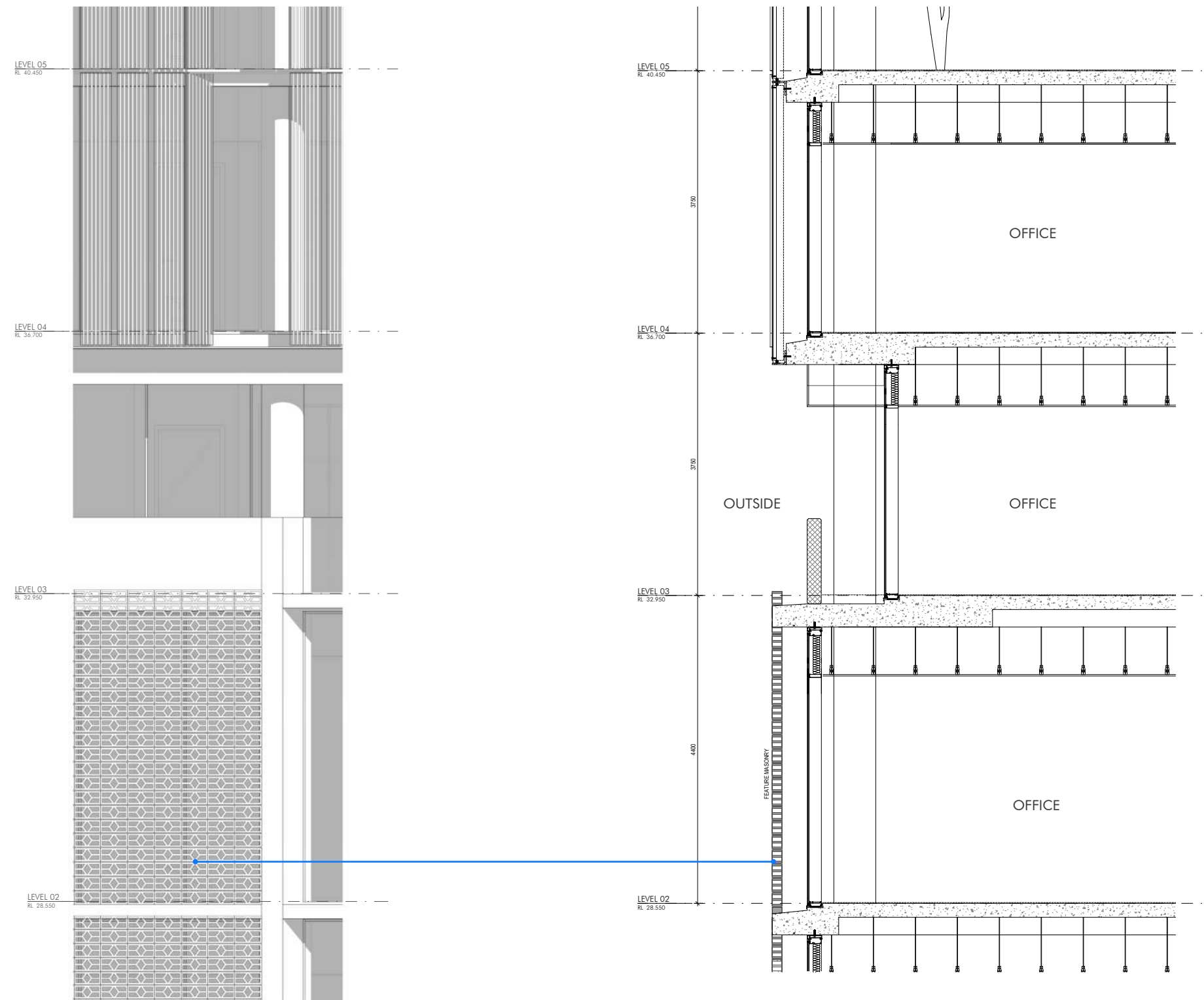
03 TOWER DESIGN

FACADE SECTION - TYPICAL



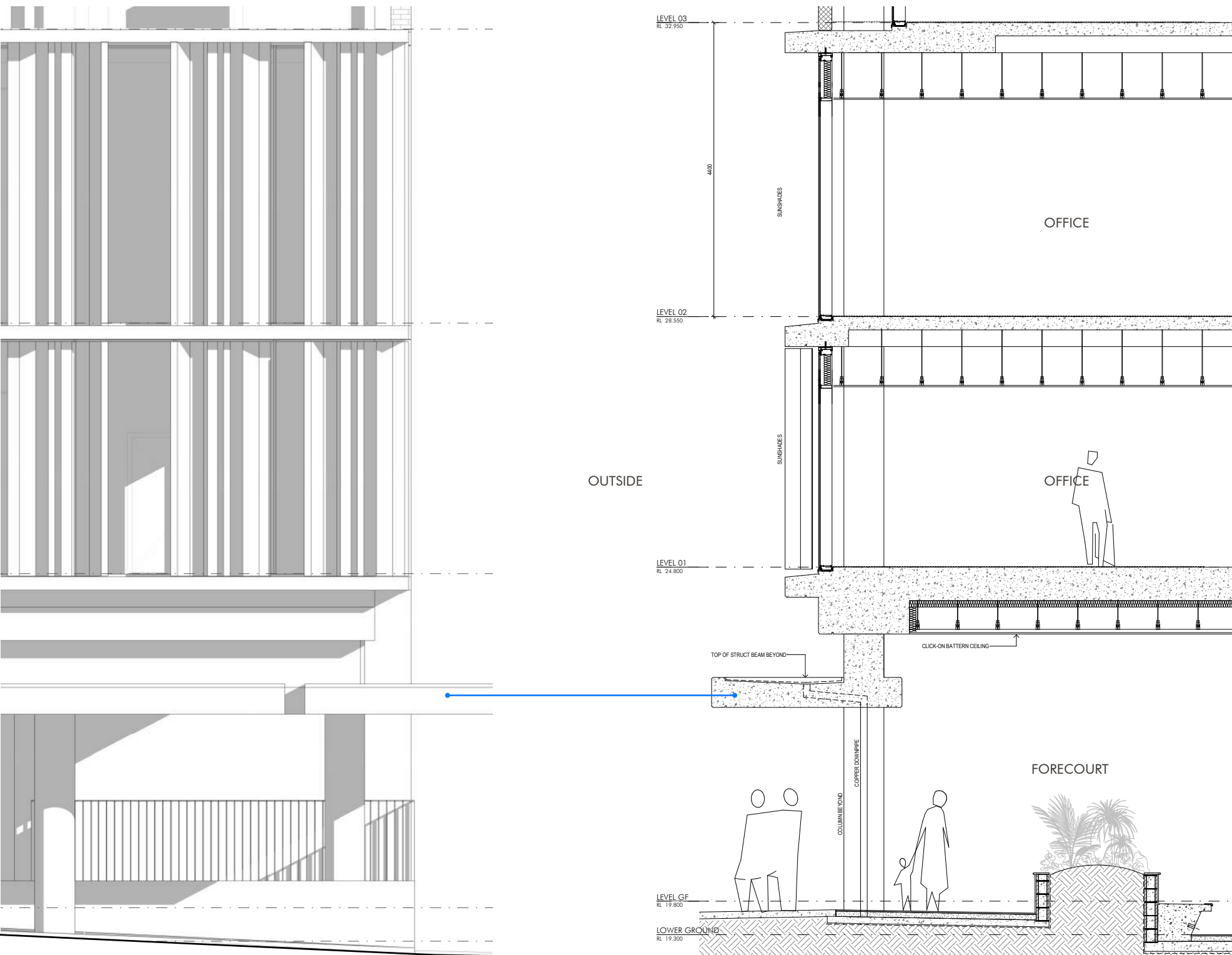
03 TOWER DESIGN

FACADE SECTION - CARPARK ENTRY



03 TOWER DESIGN

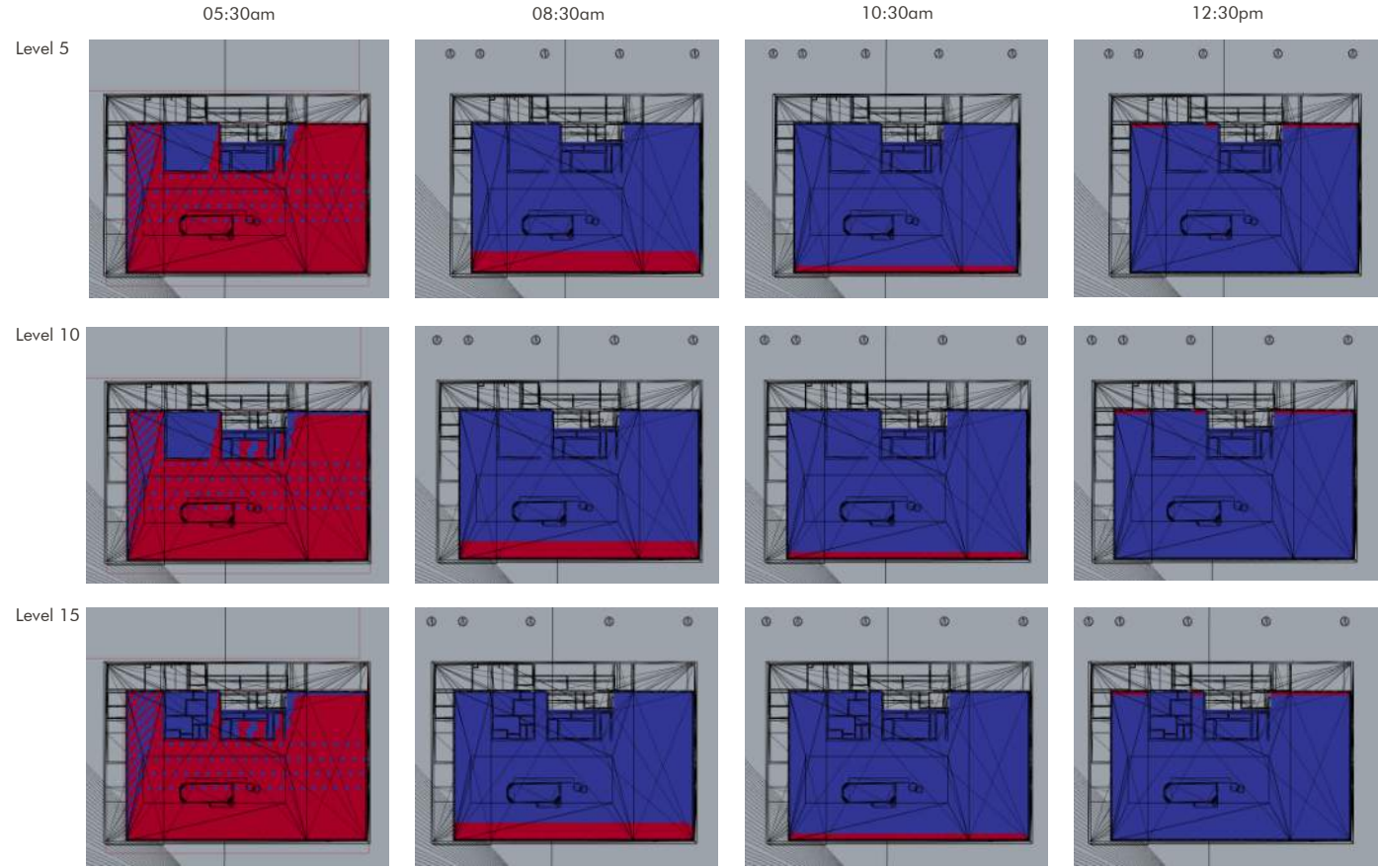
FACADE SECTION - STREET AWNING



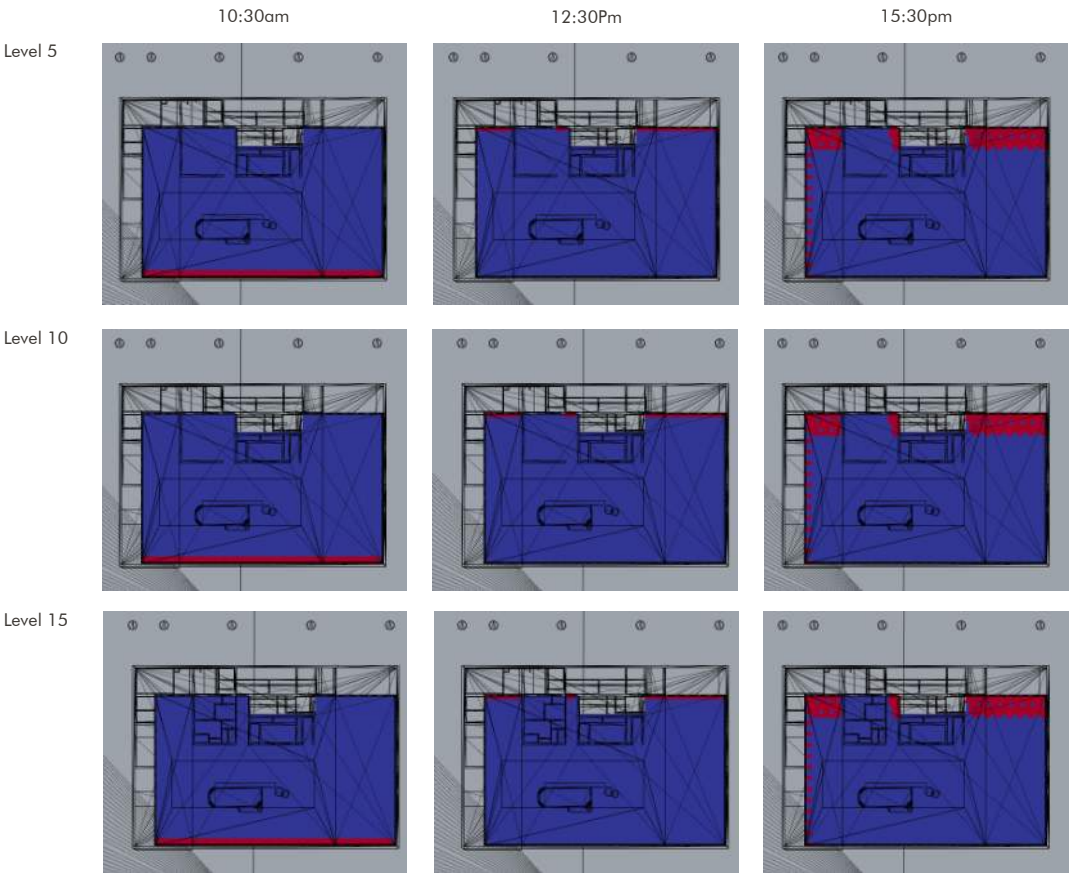
03 TOWER DESIGN

SOLAR STUDY

SUMMER SOLSTICE



WINTER SOLSTICE



03 TOWER DESIGN

PROJECT SUMMARY

Drawing on its urban surroundings, 8-16 Jamieson Street is a project that fuses architecture, landscape, interior and streetscape into a contemporary commercial offering.

Residing in a multi-faceted suburb known for its rich history and iconic landmarks, the Brisbane Exhibition Ground and medical vernacular of the Royal Brisbane and Women’s Hospital. Set in such dynamic surroundings, 8-16 Jamieson Street draws reference from both urban streetscapes and parklands directly opposite the address.

The designs focal ambition is to capture landscapes within development and re-route pedestrian connections through lush, landscaped paths.

Key to the design of 8-16 Jamieson Street is the seamless inside out approach, framed by the contemporary architecture and its permeable façade.



03 TOWER DESIGN

PROJECT SUMMARY

BUILDING INFORMATION:	8-16 Jamieson Street, Bowen Hills
	Lot 36, 38 on RP9895 and Lot 37 on RP115563
ZONING:	Bowen Hills PDA, Mixed Use Zone
SITE AREA:	922 m ² (Combined)

PROPOSED GFA	3,295 sqm
PROPOSED NLA	2,965 sqm
PROPOSED STOREYS	7
PROPOSED PLOT RATIO	3.6:1
TOWER SITE COVER (EXCLUDES SUNSHADES)	515 sqm, 56%
TOTAL CAR PARKS	13

03 TOWER DESIGN
PERSPECTIVE



In time the landscape and built form will blend together, giving a rich character and softness back to the streetscape – improving dramatically with age.

03 TOWER DESIGN
PERSPECTIVE



A cohesive architectural language ties the two volumes together, primarily through the use of sun-shading devices. This devices, made from vertical perforated screens, are

04

BUILDING THAT BREATH

04 BUILDING THAT BREATH

CHECKLIST

ELEMENTS		Y/N
01	ORIENTATE YOURSELF	
1.1	LOCATION AND ORIENTATION	
1.2	MASSING AND INTERNAL LAYOUT	
1.3	VIEWS	
1.4	STREET ACTIVATION	
02	OCCUPY OUTDOOR SPACES	
2.1	CITY ROOMS	
2.2	SKY TERRACES	
2.3	BALCONIES	
2.4	LANEWAYS AND CROSS-BLOCK LINKS	
03	ILLUMINATE WITH DAYLIGHT	
3.1	BUILDING SETBACKS	
3.2	GLAZING	
3.3	LIGHT WELLS AND SKYLIGHTS	
04	NATURAL AIR AND VENTILATION	
4.1	OPERABLE WINDOWS	
4.2	DOORS AND OPENINGS	
4.3	NATURAL VENTILATION	
4.4	LAYERED FACADES	
05	SHADE AND PROTECT	
5.1	AWNINGS AND COLONNADES	
5.2	EXTERNAL SHADING DEVICES	
5.3	SHADE STRUCTURES	
06	LIVING GREENERY	
6.1	VERTICAL GREENERY	
6.2	ELEVATED GARDENS	
6.3	INTERNAL PLANTING	
6.4	GROUND PLANE GARDENS	
6.5	MAINTAIN THE GREENERY	
07	IDENTITY MATTERS	
7.1	CHOICE OF MATERIALS	
7.2	LONGEVITY	
7.3	PUBLIC ART	
7.4	CREATIVE LIGHTING	
08	REDUCE ENERGY AND WASTE	
8.1	ENERGY AND TECHNOLOGY	
8.2	WASTE AND WATER	
8.3	ACTIVE TRANSPORT	
8.4	CERTIFICATION	

1

Orientate Yourself

Located in the heart of Bowen Hills the site is just over 4km from the center of Brisbane, this site provides active transport orientated design to the ground plane, facilitated by the nearby rail station and amenities. The tower has been set above and back from streets and adjoining properties to allow for natural daylight access. These setbacks and consideration of form to the neighbouring scale, create a high-quality ground plane that is connected and activated. The shaded glazed façade to the tower takes advantage of daylighting and orientation to capture the views to the city, northern suburbs and Brisbane River. The core is located to the West to minimise the impact of the afternoon sun.

2

Occupy Outdoor Spaces

The addition of significant landscaped public realm to the ground plane, creating the forecourt to Jamieson Street, provides numerous opportunities for natural respite from the activity. The commercial lobby surround outdoor spaces, creating breakout landscaped spaces for users that are sensitive to Brisbane’s subtropical climate and appropriate for the Bowen Hills context.

The commercial tower design includes a landscaped terraces between the podium and the tower, with sweeping views to the North and East. This provides shaded and naturally ventilated outdoor areas for breakout spaces and informal meeting opportunities.

3

Illuminate with Daylight

Considered building setbacks ensure daylight penetration is maximised into the tower and the podium below. The core is located to the West, this protects the afternoon sun on the commercial office floors. The use of high-quality façade systems and a combination of glazing, permeable sunshades devices and insulation are proposed to create an efficient response to Brisbane’s subtropical climate. The Final selection and performance criteria of these systems is to be developed at the detailed design phase to ensure compliance with Section J of the NCC.

4

Natural Air and Ventilation

The forecourt, commercial lobby and podium offices are highly permeable spaces which maximise indoor/outdoor engagement and natural ventilation. Outdoor breakout spaces are arranged in appropriate locations to take advantage of the subtropical climate whilst overcoming environmental challenges. Connectivity is achieved in the tower though the landscaped breakout spaces at the podium top.



04 BUILDING THAT BREATH

CHECKLIST

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5 Shade and Protect

By lifting the tower form above the public realm to Jamieson Street, the landscaped forecourt is created below, providing a high degree of shade and cover. A series of considered awnings to Jamieson Street and Edgar Street continue cover for pedestrians. Sun shading devices are integrated into the commercial façade as required to achieve ESD and Energy targets.

6 Living Greenery

Significant areas of the forecourt and podium terrace are heavily landscaped to create breakout and meeting spaces for the public and occupants of the commercial tower. Extensive planting softens the interface to the street and provides visual connection to Abbotsford Road Park. These green spaces and living environments are provided on site to deliver additional breathing space within the context.

7 Identity Matters

The architectural language is reflective of the historical aspects of the site, the traditions, and the materials of the surrounds. The built form seeks to respond to these with an interpretation of the scale and sense of urban place using a modern architectural response and style. The Jamieson Street façade respects the scale of adjoining buildings and completes the streetscape with a contextually relevant infill building in terms of materiality and texture. Display opportunities have been created on the ground plane for the integration of evolving artwork opportunities to the forecourt. A sophisticated lighting strategy integrated within the landscaped laneway will provide further depth at night time activation to outdoor spaces.

8 Reduce Energy and Water

The site is ideally located within close proximity to the CBD and multiple excellent public transport links. The development will provide leading end of trip facilities to encourage active commuting in addition to public bicycle parking within the public realm. A NABERS energy and water rating will be sought for the commercial towers.



05

ARCHITECTURAL PLAN

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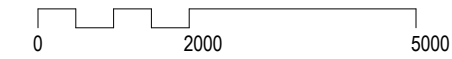
DEVELOPMENT
APPLICATION

Buildo

Project Name
JAMIESON STREET

Project Address
8-16 JAMIESON STREET, BOWEN HILLS, QLD, 4006

Key Plan



Drawing Title:
ROOF PLAN

Checker: TT Sheet: A1

Drawing Number: 14217_DA08

Sheet Size: **A1**

Scale: **1:100**

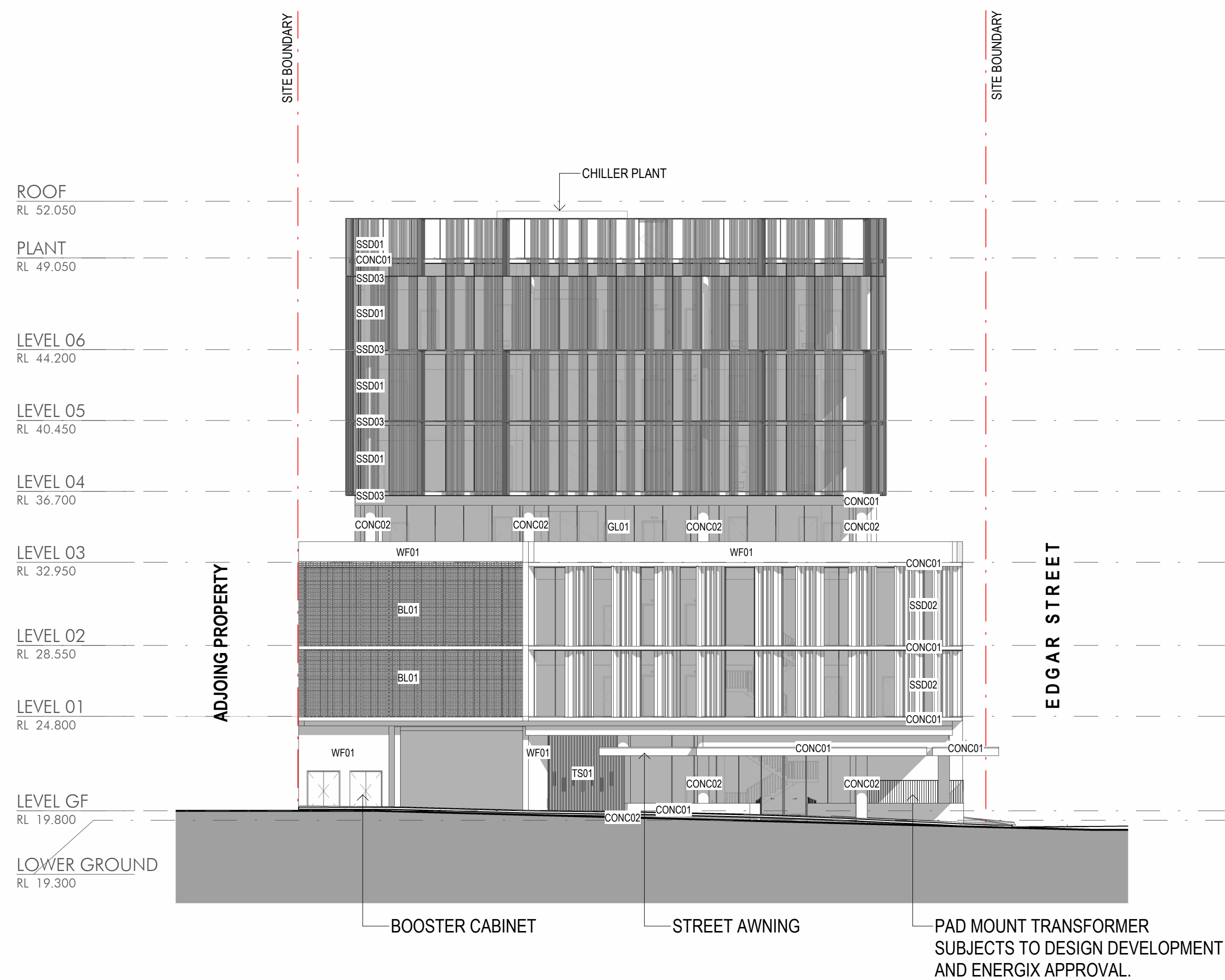
Issue: **3**

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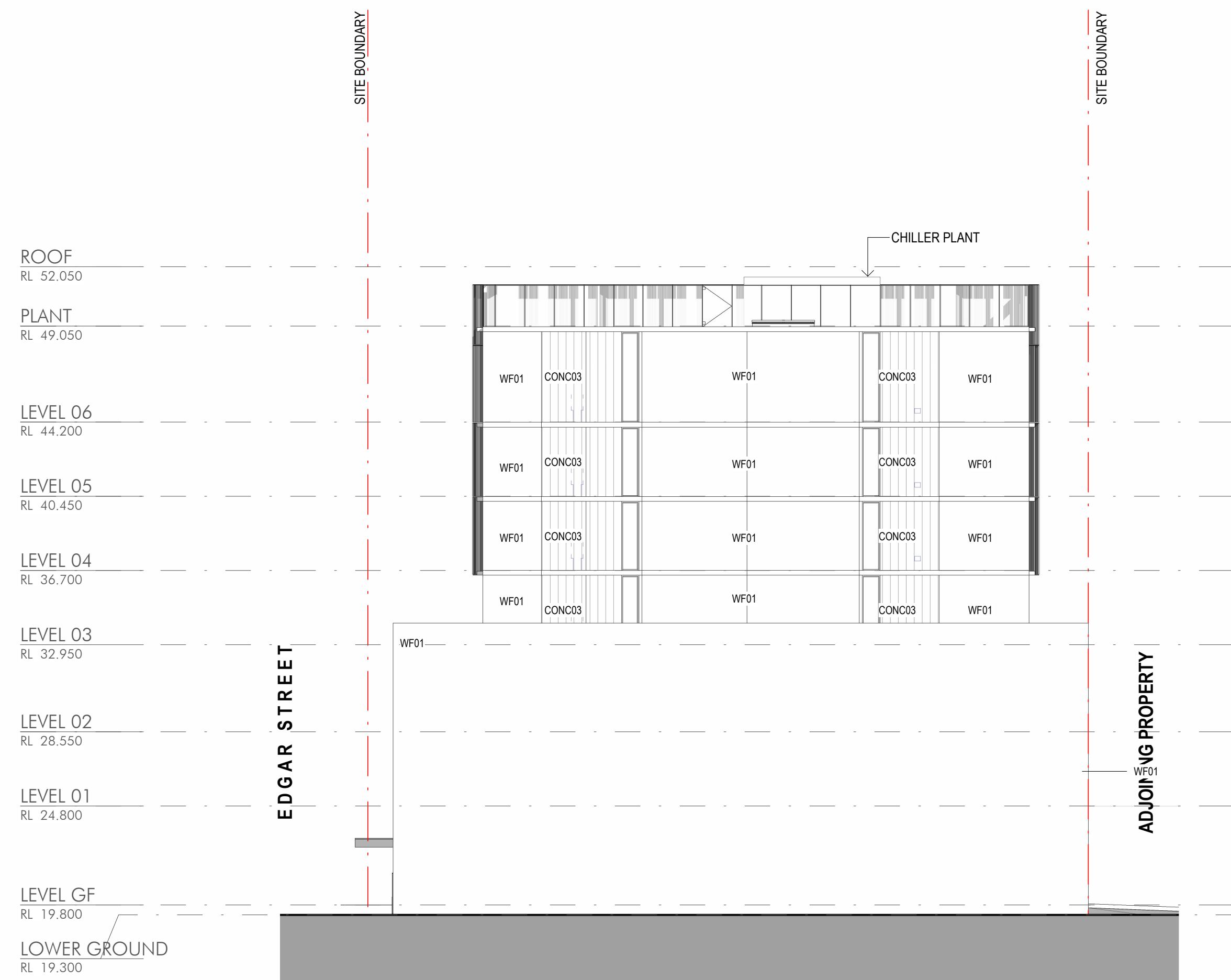
nettleton tribe partnership Pty Ltd ABN 58 161 683 122
85 Bowen Street, Spring Hill, QLD 4000
t +61 7 3239 2444
e: brisbane@nettletontribe.com.au w: nettletontribe.com.au



GL01 GLAZING TYPE 01



2 EAST ELEVATION
1 : 200



3 WEST ELEVATION
111 1:200

FINISHES

SSD01	SUNSHADING DEVICE 01 (VERTICAL), POWDERCOATED PERFORATED ALUMINIUM
SSD02	SUNSHADING DEVICE 02 (VERTICAL), POWDERCOATED PERFORATED ALUMINIUM
SSD03	SUNSHADING DEVICE 03 (HORIZONTAL), POWDERCOATED STEEL ANGEL

CONC01	CONCRETE FINISH
CONC02	EXPOSED CONCRETE COLUMN
CONC03	PRECAST CONCRETE WITH FORMLINER PATTERN

WF01 TEXTURED REDNER AND PAINT

BL01	MASONRY BLOCK TYPE 01 - BREEZE BLOCK
BL02	MASONRY BLOCK BLOCK TYPE 02 - HONED FINISH BLOCK

BAL01 STEEL BALUSTRADE TYPE 01, POWDERCOATED FINISH

GL01 GLAZING TYPE 01

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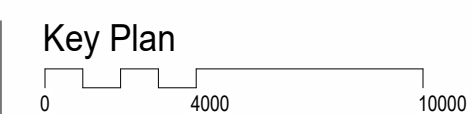
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DEVELOPMENT APPLICATION

Builder

Project Name
JAMIESON STREET

Project Address
8-16 JAMIESON STREET, BOWEN HILLS, QLD, 4006



Drawing Title:
ELEVATIONS - SHEET 2

Checker: TT Sheet A1

Drawing Number: 14217 DA22

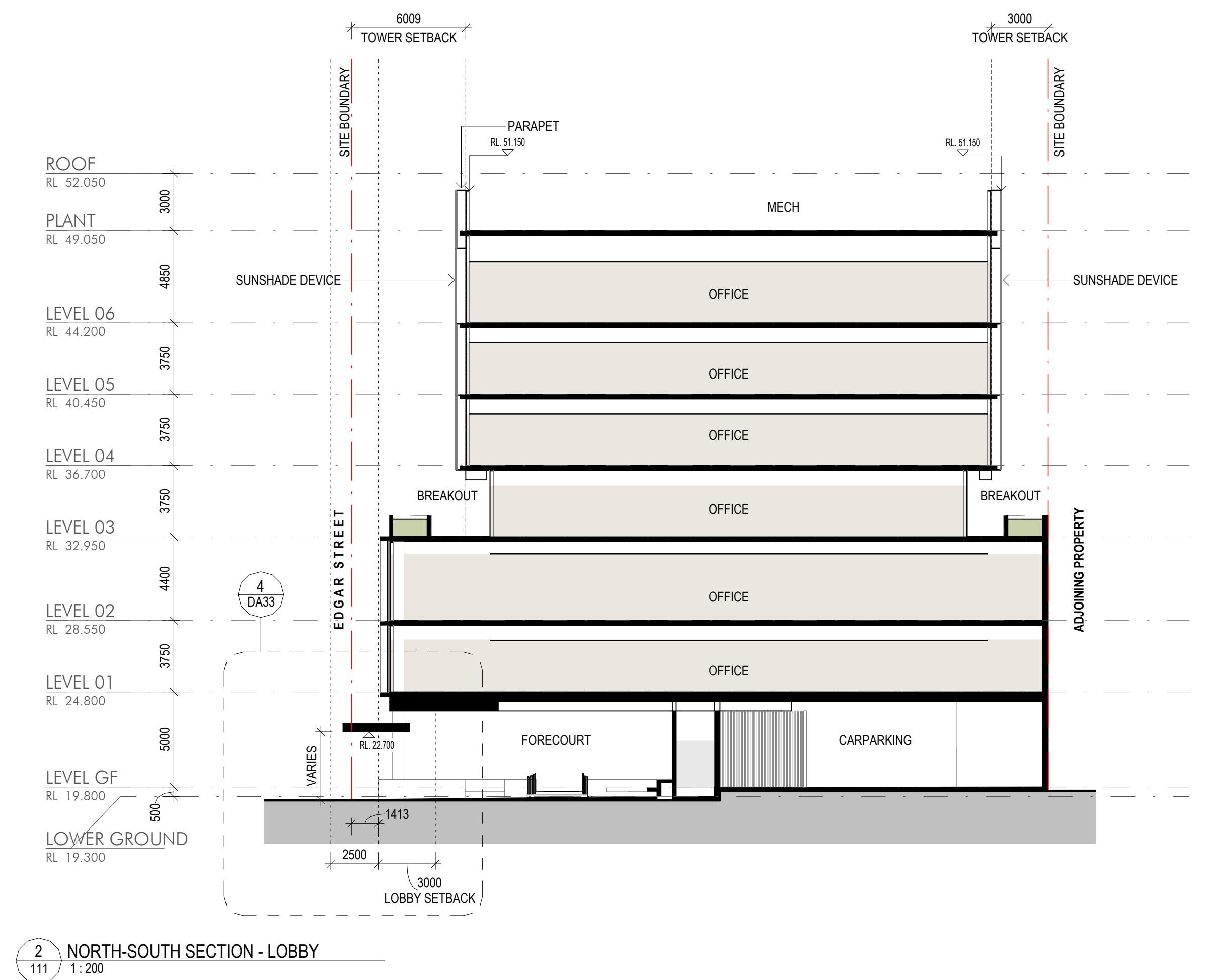
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Scale: **1:200**

Issue: **3**

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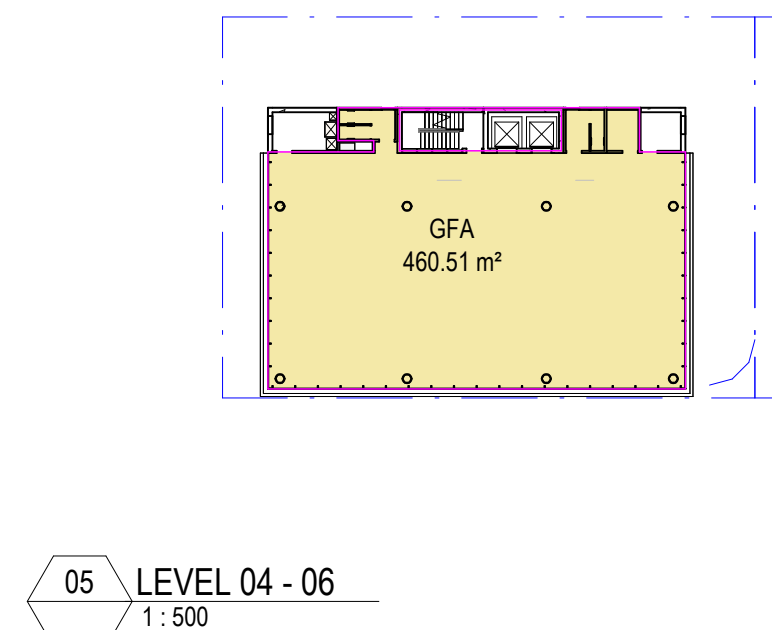
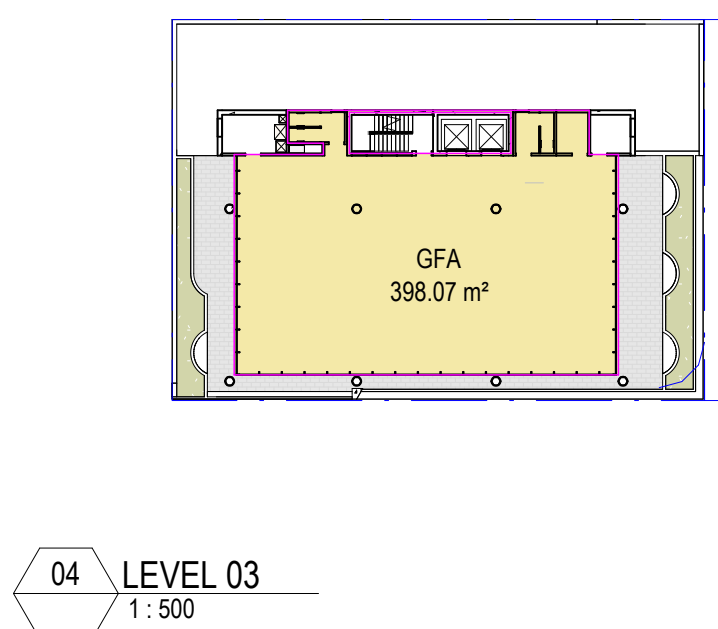
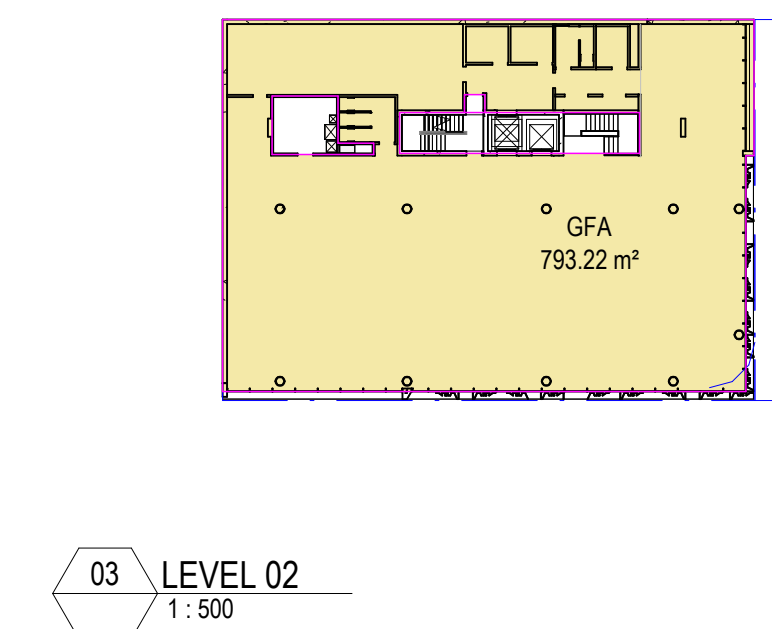
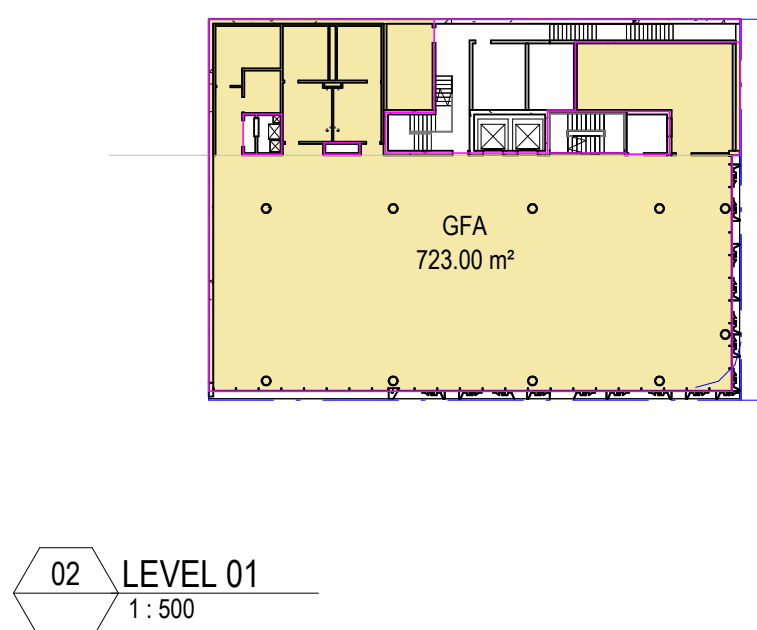
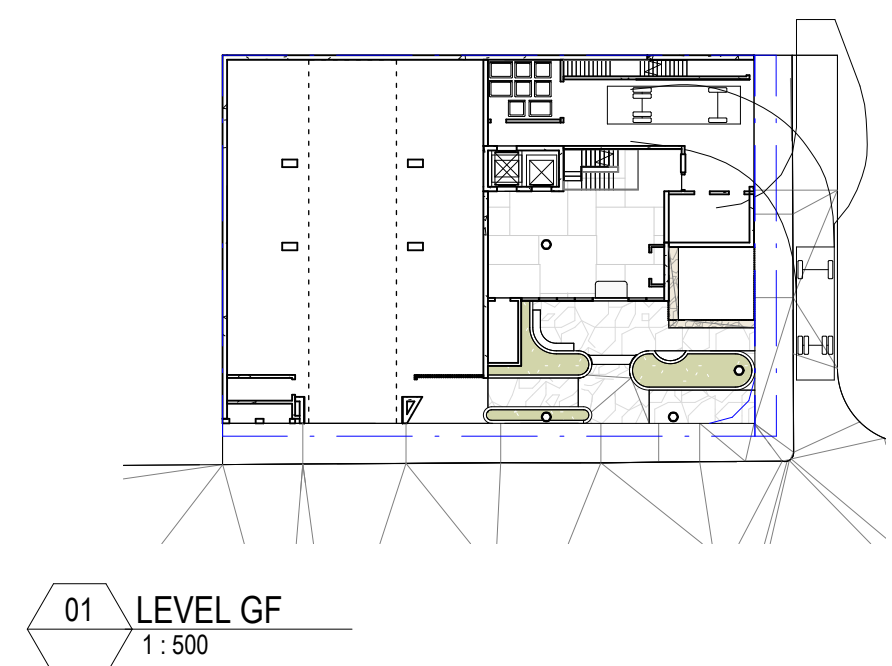
GFA GROSS FLOOR AREA DEFINITION

GROSS FLOOR AREA means the total floor area of all storey's of the building, measured from the outside of the external walls and the center of any common walls of the building, other than areas used for—

- a. building services, plant or equipment; or
- b. access between levels; or
- c. a ground floor public lobby; or
- d. a mall; or
- e. parking, loading or maneuvering vehicles; or
- f. unenclosed private balconies, whether roofed or not

NOTE: Areas are approximate based on BCC definition and are TBC by a surveyor

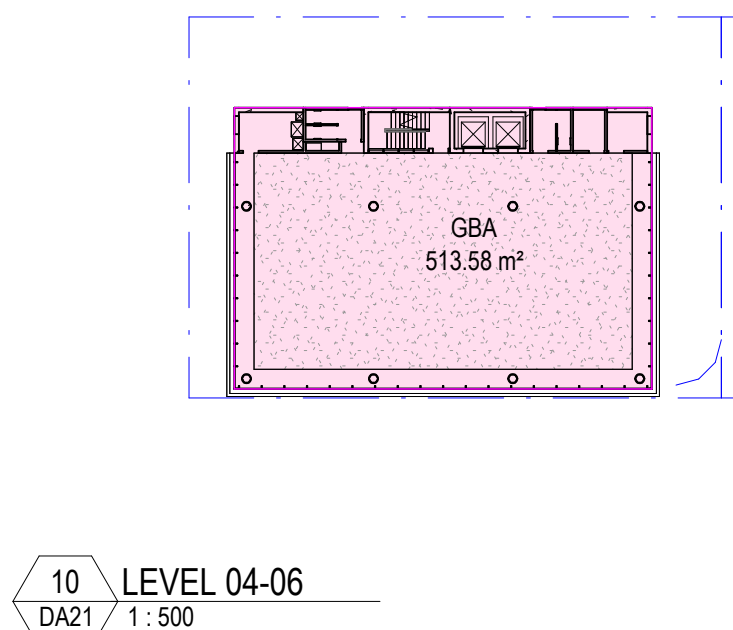
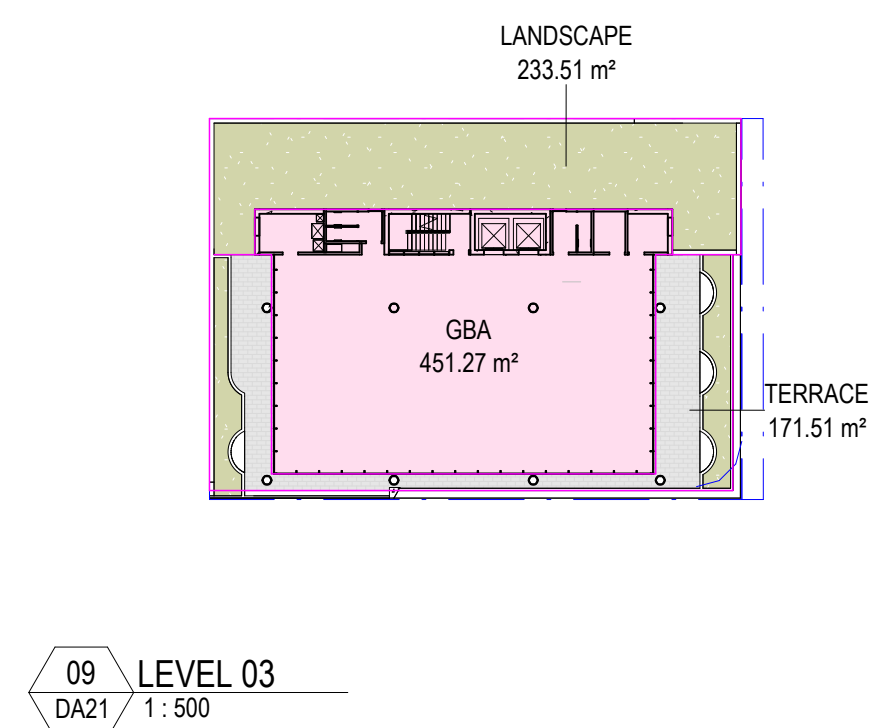
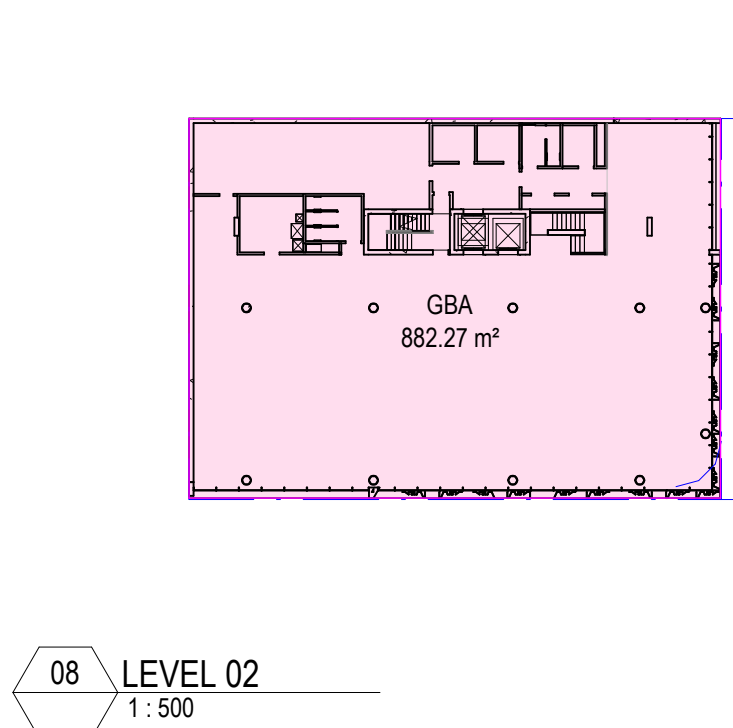
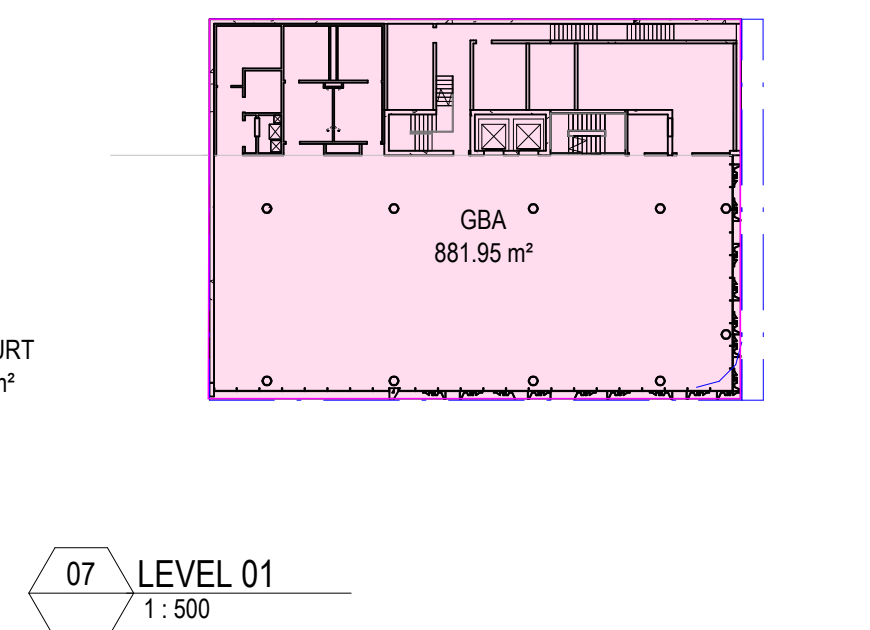
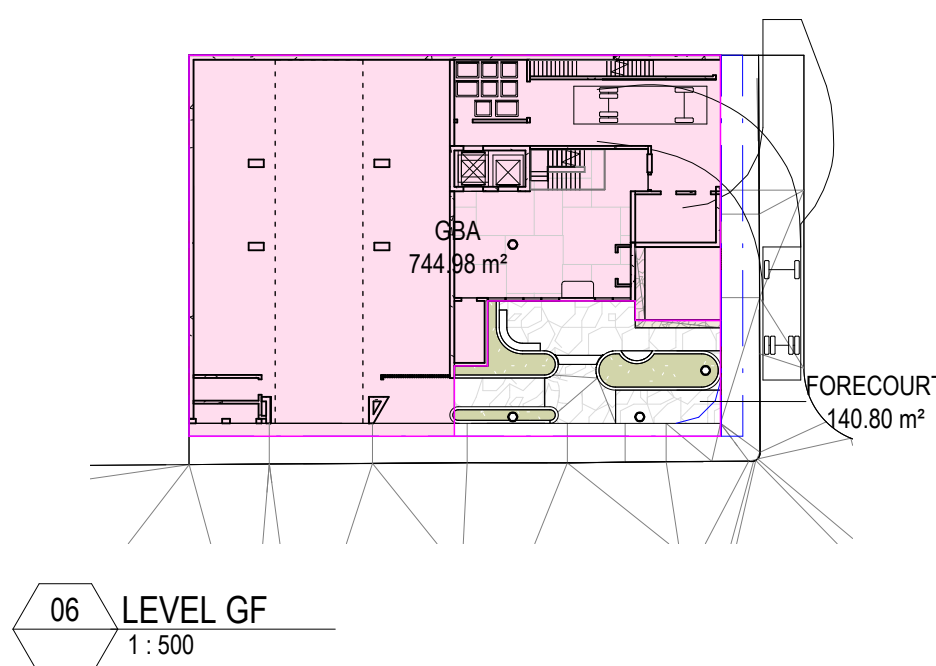
Level	Area
LEVEL 01	723.00 m ²
LEVEL 02	793.22 m ²
LEVEL 03	398.07 m ²
LEVEL 04	460.51 m ²
LEVEL 05	460.51 m ²
LEVEL 06	460.51 m ²
	3295.82 m ²



GROSS BUILDING AREA (GBA)

The total enclosed and unenclosed area of the building at all building floor levels measured between the normal OUTSIDE face of any enclosing walls, balustrades and supports

AREA SCHEDULE (GBA)	
Level	Area
LEVEL GF	744.98 m ²
LEVEL 01	881.95 m ²
LEVEL 02	882.27 m ²
LEVEL 03	451.27 m ²
LEVEL 04	513.58 m ²
LEVEL 05	517.73 m ²
LEVEL 06	513.58 m ²
LEVEL 03	233.51 m ²
LEVEL 03	171.51 m ²
LEVEL GF	140.80 m ²
	5051.18 m ²



COMMERCIAL - NET LETTABLE AREA RETAIL (NLA)

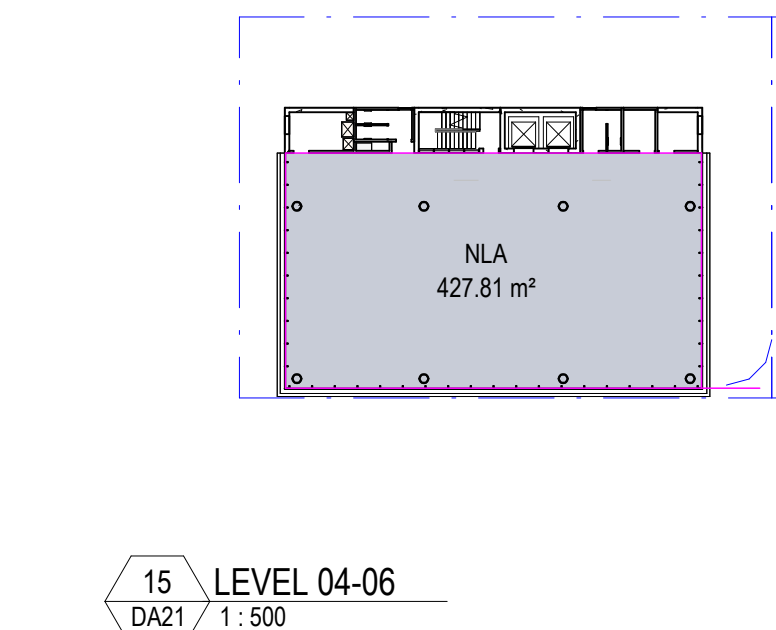
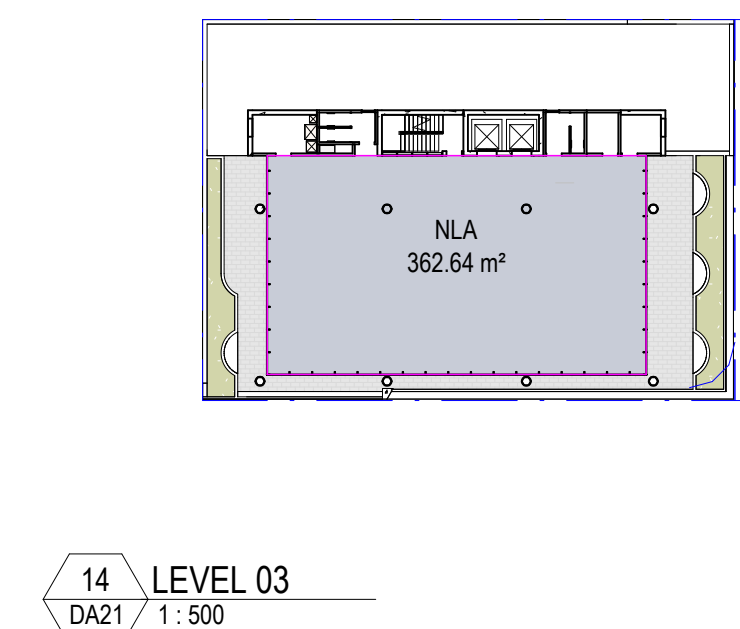
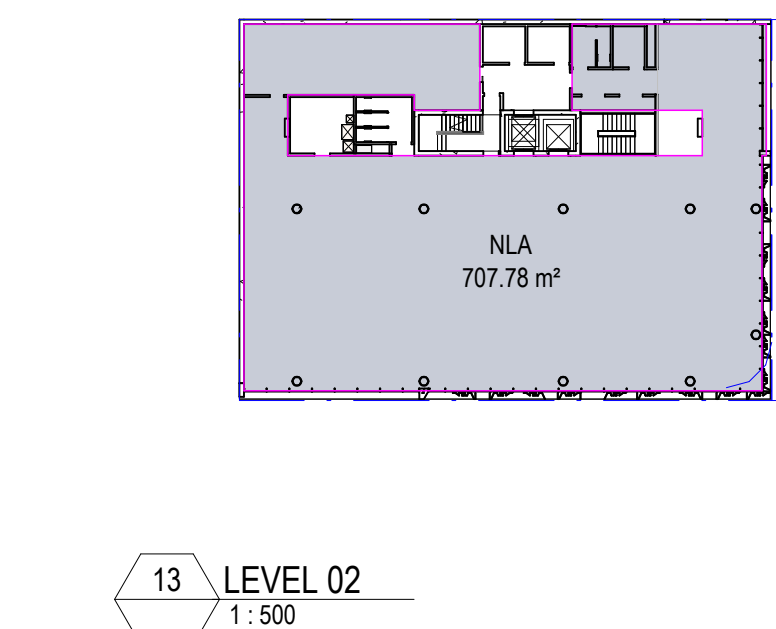
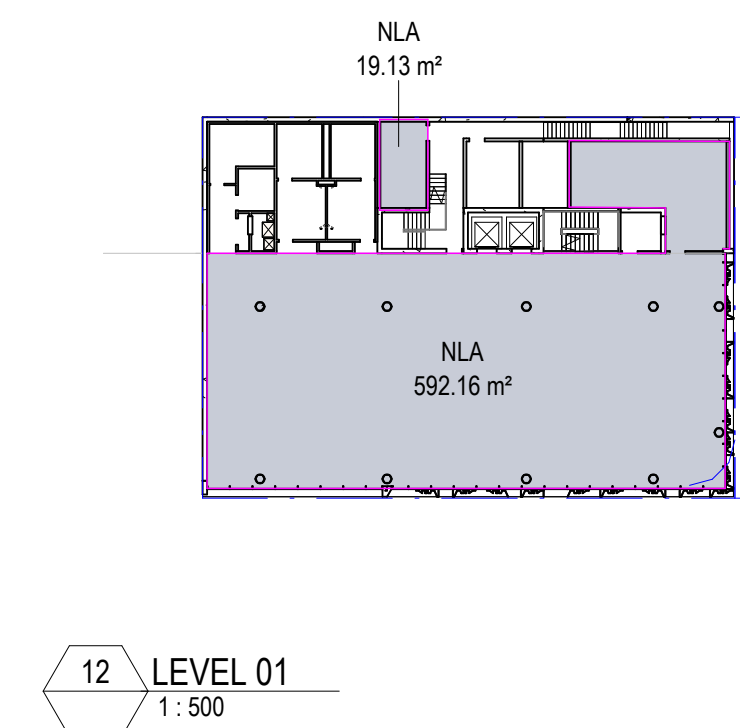
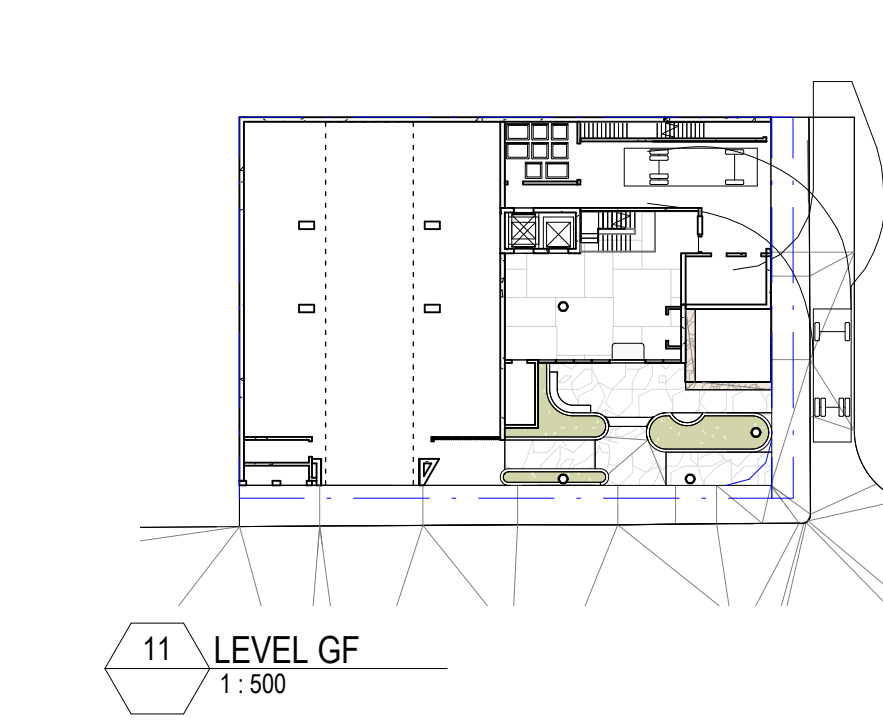
COMMERCIAL - NET LETTABLE AREA RETAIL (NLA)
The net lettable area of a building is the sum of its whole floor lettable parts:

- Internal finished wall face of External walls

- Excludes stairs, toilets. Lifts, plant, where shared as part of standard building facilities
- Excludes lift lobbies where lifts face other lifts, blank walls or areas excluded above
- Measure balconies, terraces etc separately

Note: Areas measured as defined by the PCA - method of measurement - commercial (2008). Subject to surveyor measure.

Level	Area
LEVEL 01	592.16 m ²
LEVEL 01	19.13 m ²
LEVEL 02	707.78 m ²
LEVEL 03	362.64 m ²
LEVEL 04	427.81 m ²
LEVEL 05	427.81 m ²
LEVEL 06	427.81 m ²
	2965.15 m ²





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