

10 CAMPBELL STREET, BOWEN
HILLS
BUILD TO RENT

CFMEU

CLIENT



PREPARED FOR
CFMEU

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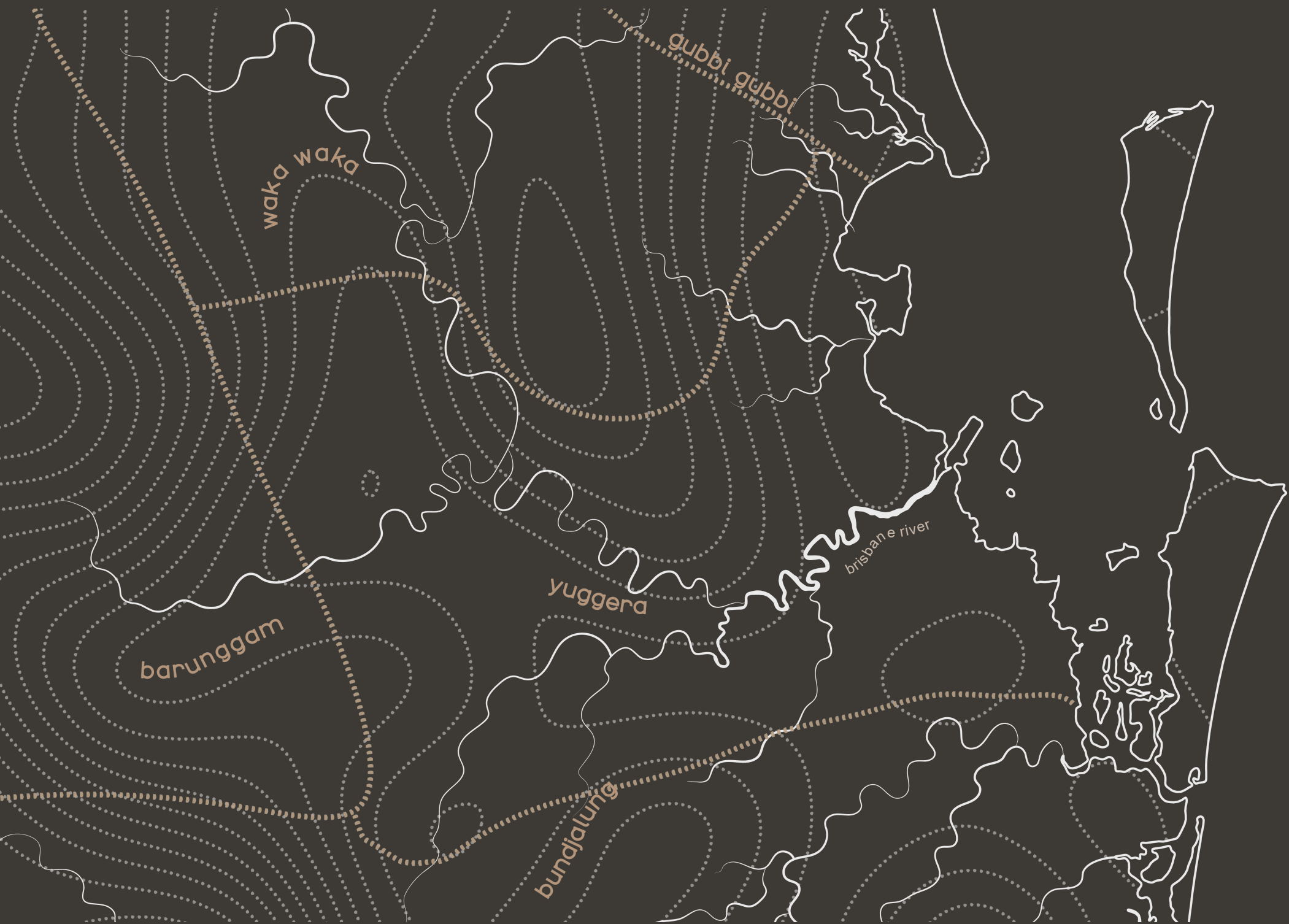
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ACKNOWLEDGEMENT OF COUNTRY



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.

CONTENTS

01SUMMARY AND CONTEXT	5	BUILT FORM AND SCALE - PODIUM	25	PERSPECTIVE	47
DEVELOPMENT SUMMARY	6	GROUND LEVEL DESIGN STRATEGIES	26	PERSPECTIVE	48
INTRODUCTION	7	TYPICAL PODIUM LEVEL STRATEGIES	27		
SITE LOCATION	8	PROPOSED CAMPBELL STREET INTERFACE	28		
EXISTING URBAN PRECINCT	9	PROPOSED CAMPBELL STREET INTERFACE	29	05 ARCHITECTURAL DRAWINGS	49
EXISTING STREET VIEWS	10	PROPOSED HURWORTH STREET INTERFACE	30		
EXISTING STREET VIEWS	11	PROPOSED LANEWAY STREET INTERFACE	31		
SURROUNDING VIEWS	12	DESIGN PRECEDENTS - TOWER ARCHITECTURE	32		
		BUILT FORM AND SCALE - TOWER	33		
02 SITE ANALYSIS	13	TOWER TYPICAL FLOOR LEVEL STRATEGIES	34		
CONTEXT - SITE ANALYSIS	14	RESPONSE TO SITE CONDITIONS	35		
CONTEXT - SITE ANALYSIS	15	SUBTROPICAL DESIGN RESPONSE	36		
VIEW CORRIDORS @ 25M	16	BUILT TO RENT - COMMUNITY WITHIN THE WIDER COMMUNITY	37		
VIEW CORRIDORS @ 50M	17	BUILD TO RENT - PRECEDENTS	38		
VIEW CORRIDORS @ 75M	18	BUILD TO RENT - PRECEDENTS	39		
VIEW CORRIDORS @ 100M	19	COMMUNAL AREAS	40		
		COMMUNAL AREAS	41		
03 DESIGN RESPONSE	20	04 VISUALISATION	42		
DESIGN CONCEPT	21	PERSPECTIVE	43		
DESIGN PRECEDENTS - GROUND INTERFACE / ENTRY	22	PERSPECTIVE	44		
DESIGN PRECEDENTS - PODIUM FACADE	23	PERSPECTIVE	45		
BUILT FORM AND SCALE - PODIUM	24	PERSPECTIVE	46		

01 Summary and Context

01 SITE CONTEXT

DEVELOPMENT SUMMARY

Property Address: 10-16 Campbell St, Bowen Hills, 4006

Lot Plan: Lot 1 on RP144614
Lot 3-5 on RP10074

Zone: EC Emerging Community

Site Area: 2081.62 m²

Site Cover Tower: 1041.43 m² (50.03%)

Site Cover Podium: 1984.97 m² (95.36%)

Building Height: 30 Storeys (297 Units)

Landscaped area: 1214.27 m² (58.33%)

Proposed Carparking:

Resident Car Parks: 96 Car Parking Bays

Visitor Car Parks: 30 + 1 Accessible Car Parking Bays

Total car parks: 127

Motorcycle: 17 Resident Motorcycle Bays

Proposed Bicycle Parking

Resident Bicycle: 201 Bays

Visitor Bicycle = 41 Bays internal + 10 Bays external

Total Bycles: 252

Service Vehicle: Medium Rigid Vehicle (MRV)

	2 Bed	1 Bed + MPR	1 Bed	Studio	Total	GFA	Landscaped Area	
LMR	Roof Terrace and BTR Communal and Services					100.32	226.12	sqm
Roof Deck	BTR Communal and Services					343.15	86.59	sqm
Lower Roof								
Level 26	4	5	1	3	13	852.83	11.18	sqm
Level 25	4	5	1	3	13	852.83	22.62	sqm
Level 24	4	4	2	3	13	846.04	11.18	sqm
Level 23	4	5	1	3	13	852.83	22.62	sqm
Level 22	4	5	1	3	13	852.83	11.18	sqm
Level 21	4	5	1	3	13	852.83	22.62	sqm
Level 20	4	4	2	3	13	846.04	11.18	sqm
Level 19	4	5	1	3	13	852.83	22.62	sqm
Level 18	4	5	1	3	13	852.83	11.18	sqm
Level 17	4	5	1	3	13	852.83	22.62	sqm
Level 16	4	4	2	3	13	846.04	11.18	sqm
Level 15	4	5	1	3	13	852.83	22.62	sqm
Level 14	4	5	1	3	13	852.83	11.18	sqm
Level 13	4	5	1	3	13	852.83	22.62	sqm
Level 12	4	4	2	3	13	846.04	11.18	sqm
Level 11	4	5	1	3	13	852.83	22.62	sqm
Level 10	4	5	1	3	13	852.83	11.18	sqm
Level 9	4	5	1	3	13	852.83	22.62	sqm
Level 8	4	4	2	3	13	846.04	11.18	sqm
Level 7	4	5	1	3	13	852.83	22.62	sqm
Level 6	4	5	1	3	13	852.83	11.18	sqm
Level 5	4	5	1	3	13	852.83	22.62	sqm
Podium Deck	3	4	1	3	11	865.73	364.45	sqm
Podium Level 3	Carpark and BTR Communal					159.22	36.15	sqm
Podium Level 2	Carpark and BTR Communal					238.15	33.98	sqm
Podium Level 1	Carpark and BTR Communal					248.79	36.72	sqm
Mezzanin	Services and BTR Communal							
Ground	BTR Communal					719.50	51.52	sqm
Lower Ground	Carpark and BTR Communal					43.75	6.94	sqm
Sub Total	91	109	28	69	297	21433.67	1214.27	
	30.64%	36.70%	9.43%	23.23%	100%	refer to drawing	58.33%	Ratio to Site Area
						14284_SK40		

Note 1: All areas are approximate only and are to be confirmed by surveyor.

Note 2: GFA (Gross Floor Area) - Brisbane City Council Definition:

Gross floor area, for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for—

- building services, plant or equipment; or
- access between levels; or
- a ground floor public lobby; or
- a mall; or
- parking, loading or manoeuvring vehicles; or
- unenclosed private balconies, whether roofed or not.

01 SURROUNDING CONTEXT

INTRODUCTION

The project is located at the corner of Campbell Street and Hurworth Street, and shares a laneway with Richmond Apartments to the south. The site currently contains single / 2 storey buildings relative to its Campbell street frontage increasing to 2/3 storeys when accessed from the aforementioned service laneway.

The site is within the Bowen Hills Priority Development Area and zoned mixed use. To the west of the site, across Hurworth Street is Code Apartments. To the North, nearby is Madison Heights Apartments at 30 storeys and a DA approved 30 storey development (DA ref#: DEV2021/1193) replacing a collection of one / two story businesses. Bowen Hills railway station is also located to the North of the site. To the east is retail and residential areas. To the south is Fortitude Valley and Brisbane City beyond.

The proposal provides a new residential tower with basement and podium parking, podium communal areas and activated spaces on the ground level. The proposal has been designed as a build-to-rent tower.

Build to rent refers to a residential development in which all apartments are owned by the developer and are leased out to tenants.

For the design, this means provision of enhanced residential facilities and amenities tailored to attract a longer term rental market with a mix suited to the rental demographic.

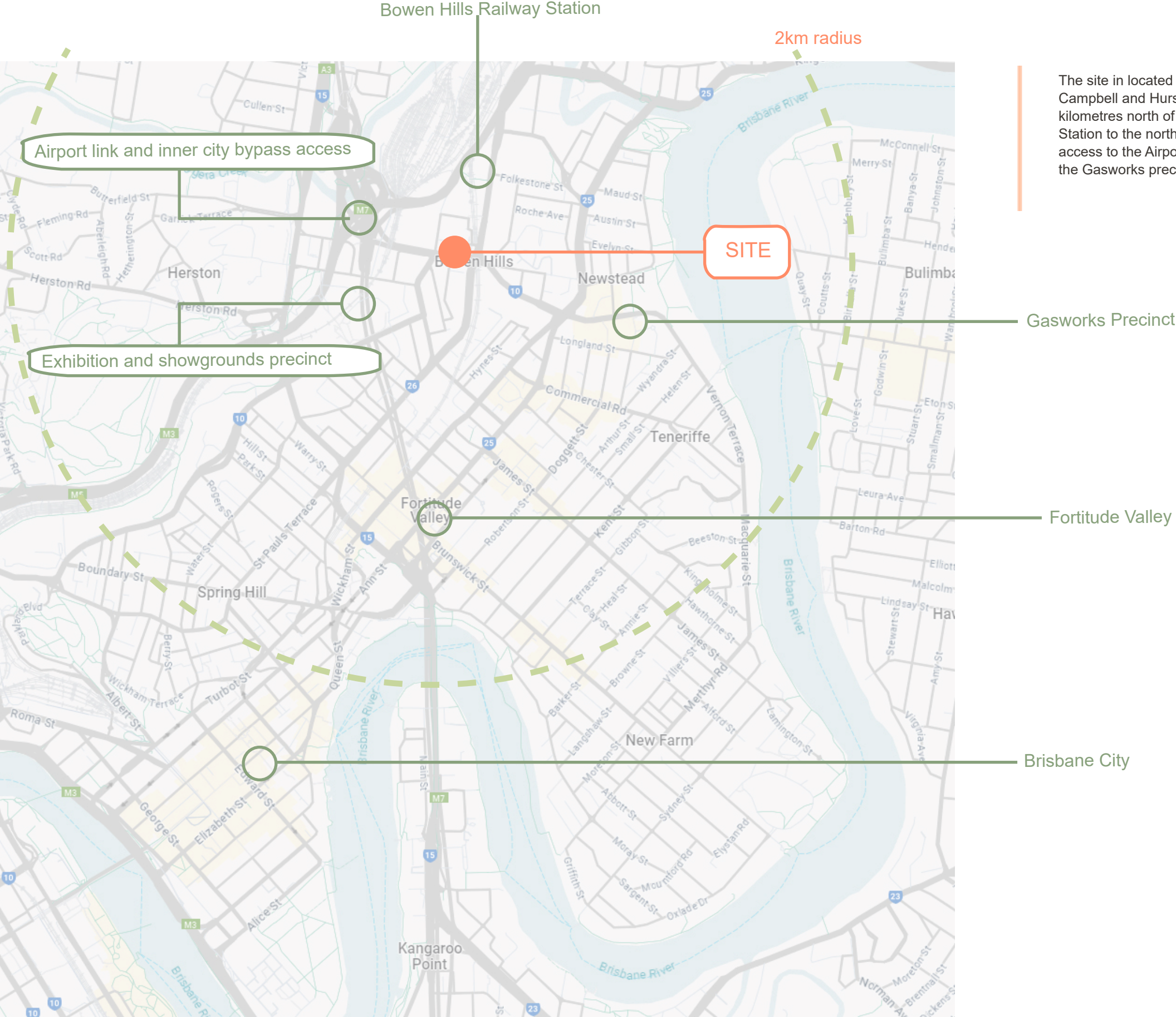
The design addresses the various street frontages with a unique composition of highly articulated forms. The design program focuses of maximising street activation along the Campbell + Hurworth street frontages with more public orientated communal spaces. Improved verge setbacks, footpath treatments, planting and awnings, seamlessly integrate with the building architecture entry points, terrace spaces and fully glazed circulation features, that encourage passive surveillance in a high amenity vibrant environment. The corner of Hurworth street and the service orientated laneway is composed of vehicular / services entry points contained within a setback facade under uniquely articulated, cantilevering podium elements. They include a random composition of layered precast features, including linear green walls, planters and a select number of openings that disguise the service / vehicular entry points and necessary service orientated program elements of the project.

Queensland's subtropical climate has informed the introduction of many planted features. Green wall features, planter boxes and street trees are integrated into highly articulated podium elements capped by landscaped features on the podium deck. The tower form continues this theme with a fluid pattern of planter boxes that run up the full length of the facade and within facade recesses that address the circulation corridors of the tower. The roof top communal spaces similarly integrate landscape elements around pool, BBQ and common use spaces. All improve the biophilic attributes of the project to the benefit of the residents and the immediate local community / streetscapes that the project addresses.

The proposal responds to a range of factors to provide livability within the rental market in the Bowen Hills precinct. The built form delivers a range of apartment spaces, and a variety of communal use spaces to the podium focusing on street activation, podium roof deck spaces, and roof areas that take advantage of the extensive outlook opportunities.



01 SURROUNDING CONTEXT
SITE LOCATION



The site is located in the Brisbane suburb of Bowen Hills, addressing Campbell and Hursworth streets and a discrete laneway, approximately 2 kilometres north of the city centre. The site is near to the Bowen Hills Railway Station to the north. The exhibition and Brisbane showgrounds precinct and access to the Airport link and Inner City Bypass road network are West and the Gasworks precinct to the east.



01 SURROUNDING CONTEXT
EXISTING URBAN PRECINCT



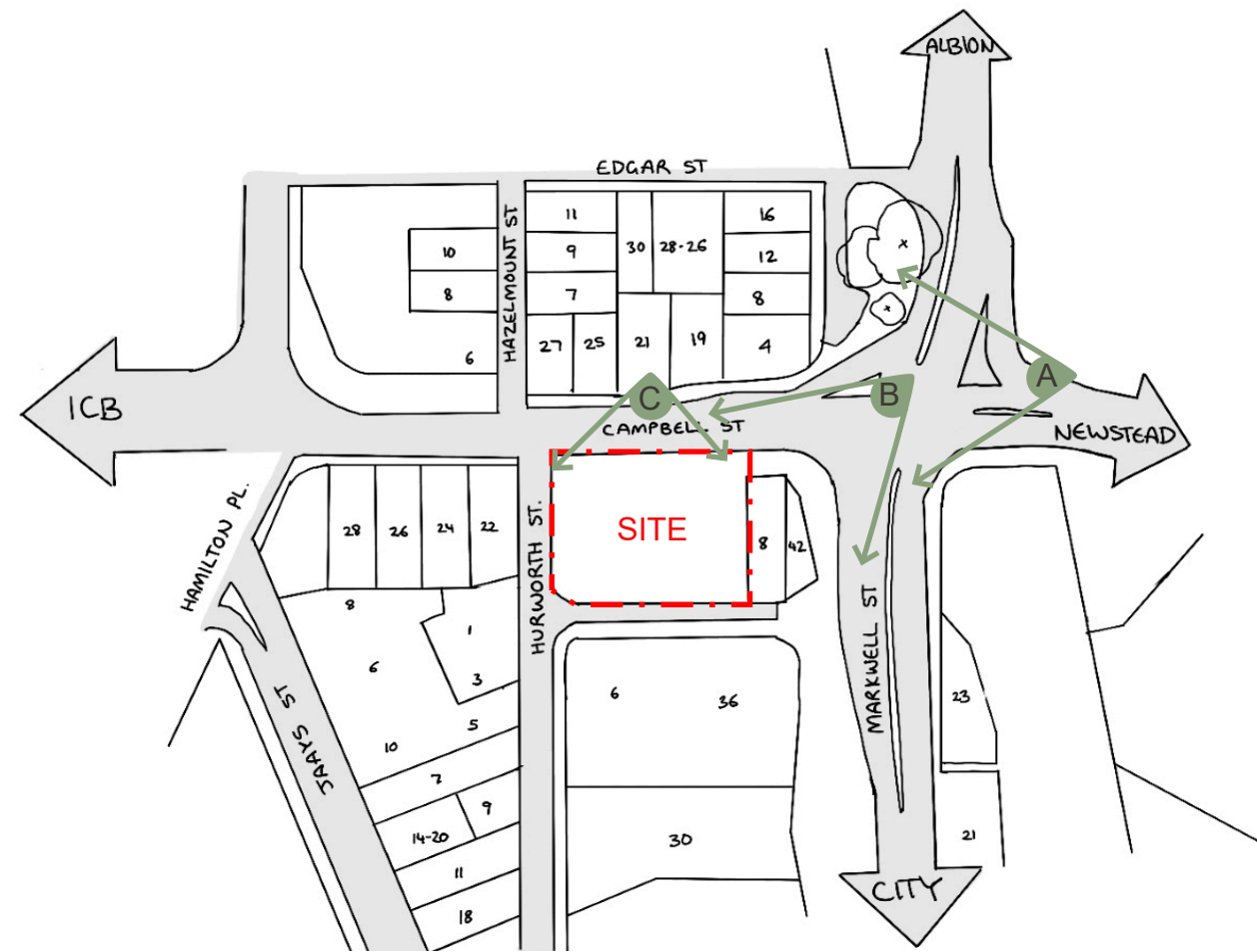
SOUTHERN VIEW



NORTHERN VIEW

01 SURROUNDING CONTEXT

EXISTING STREET VIEWS



The sites' main frontage addresses Campbell Street and will focus entry and street activation enhanced pedestrian amenity attributes along the full length of this frontage. The site sits behind the long term MSI Brisbane - womens health clinic, that addresses the main intersection of Markwell and Campbell streets, and is visible along significant vehicular links in both directions of Markwell street and from Montpelier Road when approaching the same intersection from Fortitude Valley.



A View from Montpelier Road toward site



B View from Markwell Street Intersection toward site



C Campbell Street



01 SURROUNDING CONTEXT

EXISTING STREET VIEWS



The view of the intersection of Campbell Street with the secondary Hurworth Street show existing single / two storey business with some off street parking that predominantly address Campbell street. Hurworth street falls over two meters towards a dead end laneway to the southern side of the site, that services the sites existing businesses + Richmond Apartments vehicular / services entry points.



D Hurworth Street looking south



E Hurworth Street looking at site



F Hurworth St and laneway Corner



01 SURROUNDING CONTEXT

SURROUNDING VIEWS



View lines to the east are uninterrupted across Newstead toward the Brisbane River. The south offers elevated city views across the fully developed Richmond and Code apartments and over the adjacent Sullivan Nicolaides Pathology Lab.



G North east suburban views @ 100m



H Newstead views @ 100m elevation



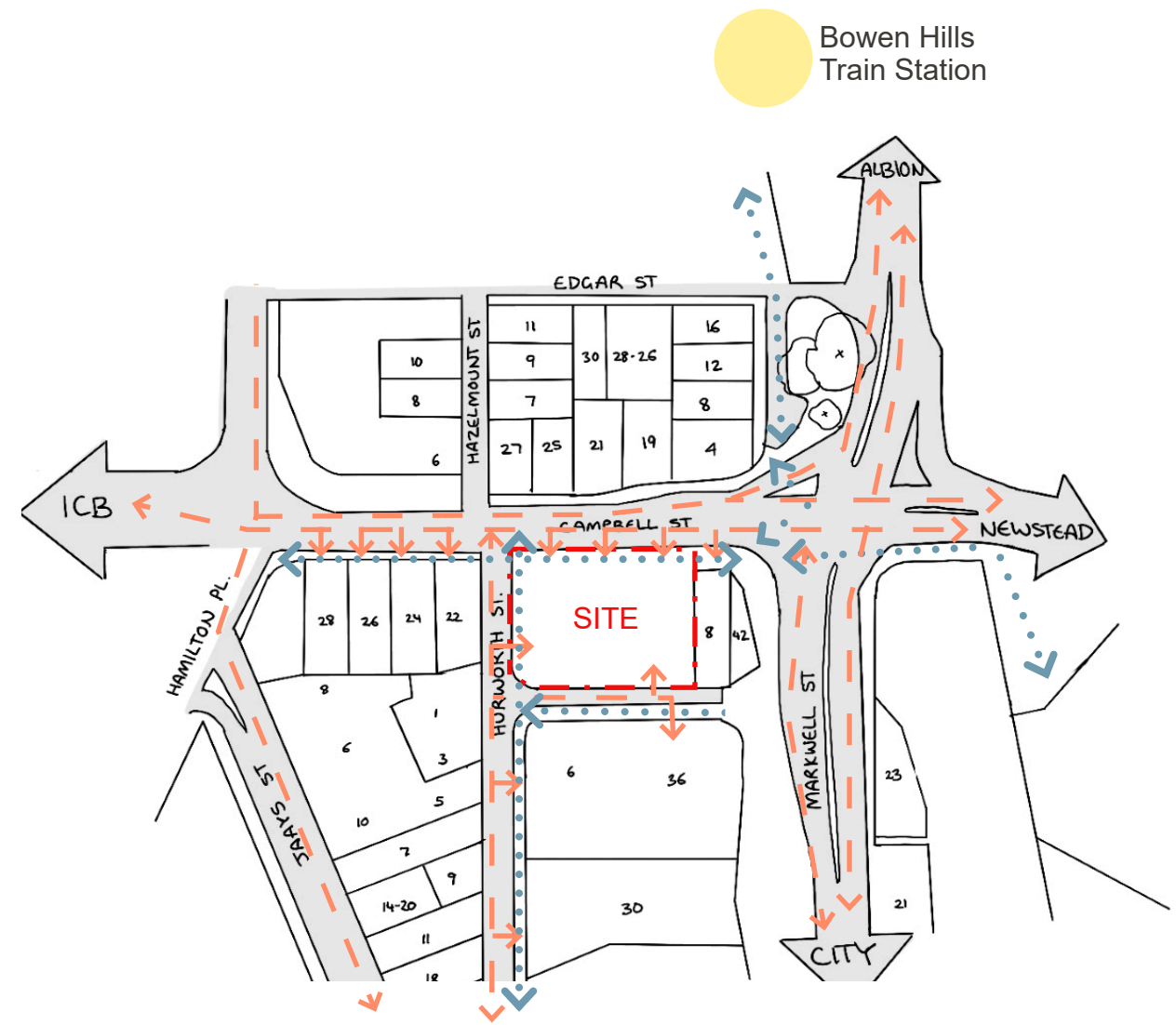
J City views @ 100m elevation



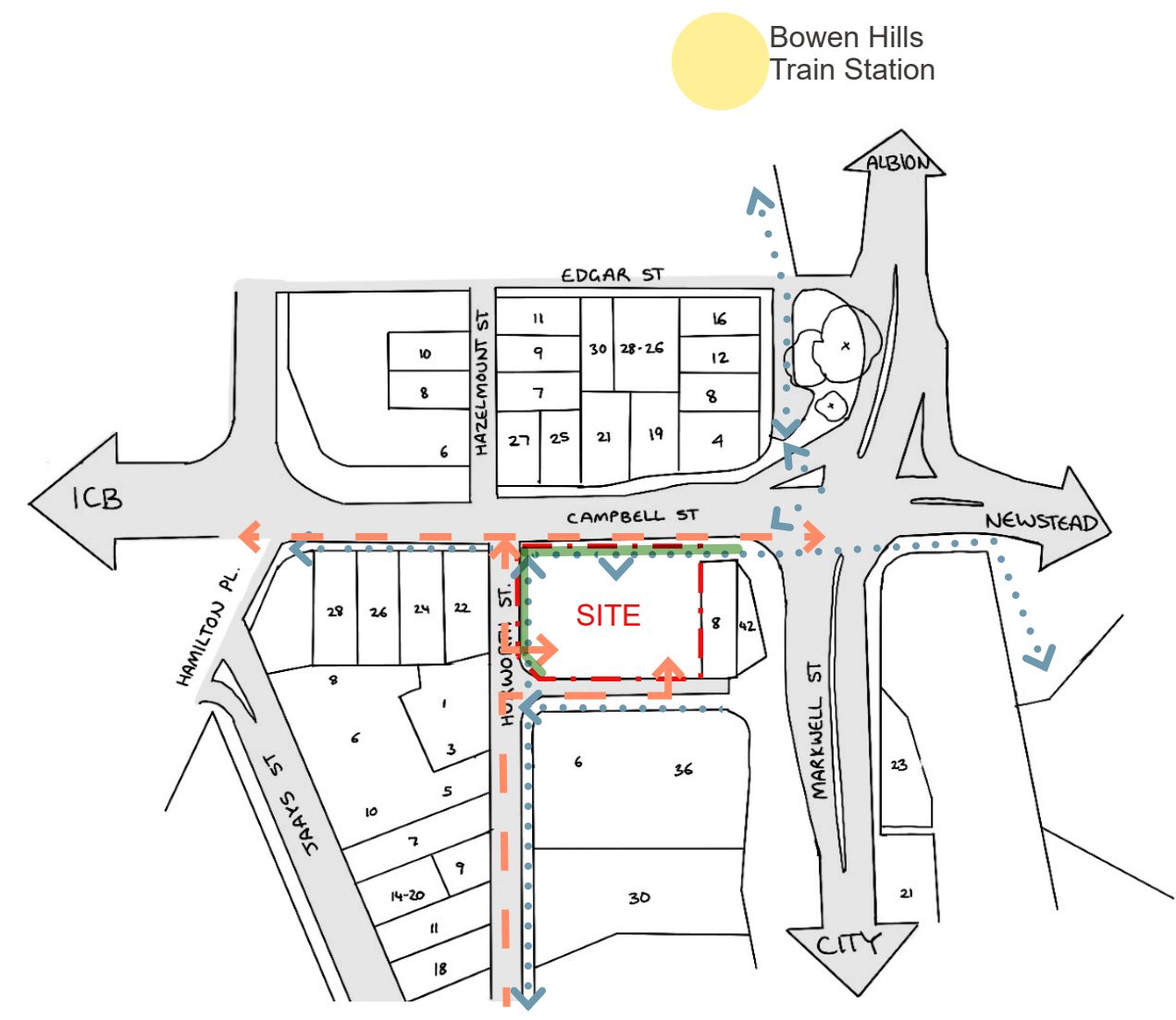
02 Site Analysis

02 SITE ANALYSIS

CONTEXT - SITE ANALYSIS



Traffic + Pedestrian Analysis



Traffic + Pedestrian Site Response

A pedestrian analysis shows strength in the pedestrian connection that exists from the south of the site travelling north across Campbell Street and to the Bowen Hills train station (and vice versa). Significant attention will subsequently be given to the sites main Hurworth Street and Campbell Street frontages ensuring the pedestrian footpath enhancements, landscaping, safety and activation from the project functionalities, enhances the experience along the envisioned PDA's boulevard

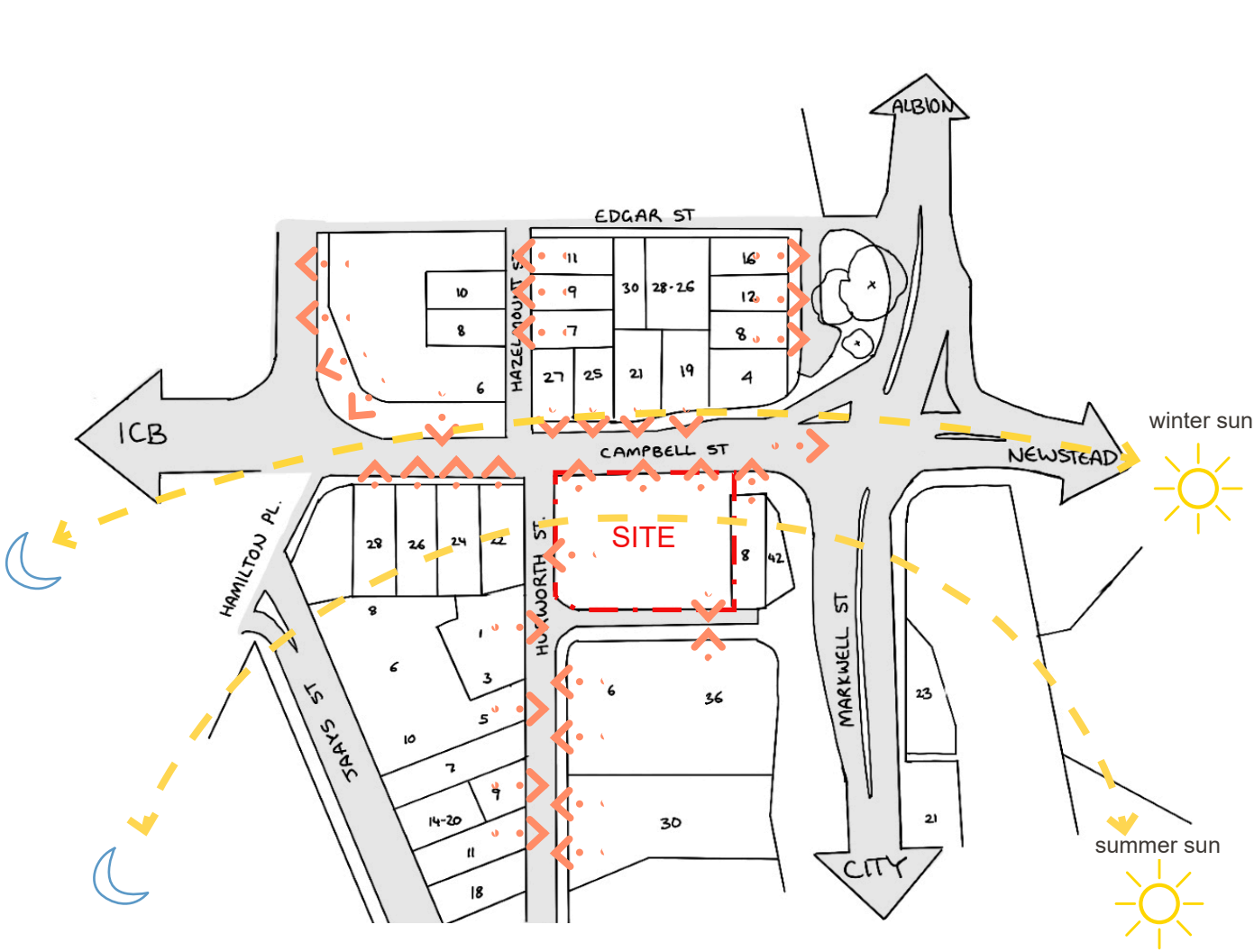
enhancements.

Vehicle servicing and drop-off will be difficult along the busy Campbell Street frontage with the relatively steep Hurworth street frontage only suitable for on street short term parking. Vehicular access into the site will be limited to the southern end of Hurworth street - maximising the distance to the Campbell Street intersection, along with the laneway, that currently is the main vehicular service point for the adjacent Richmond Apartments.

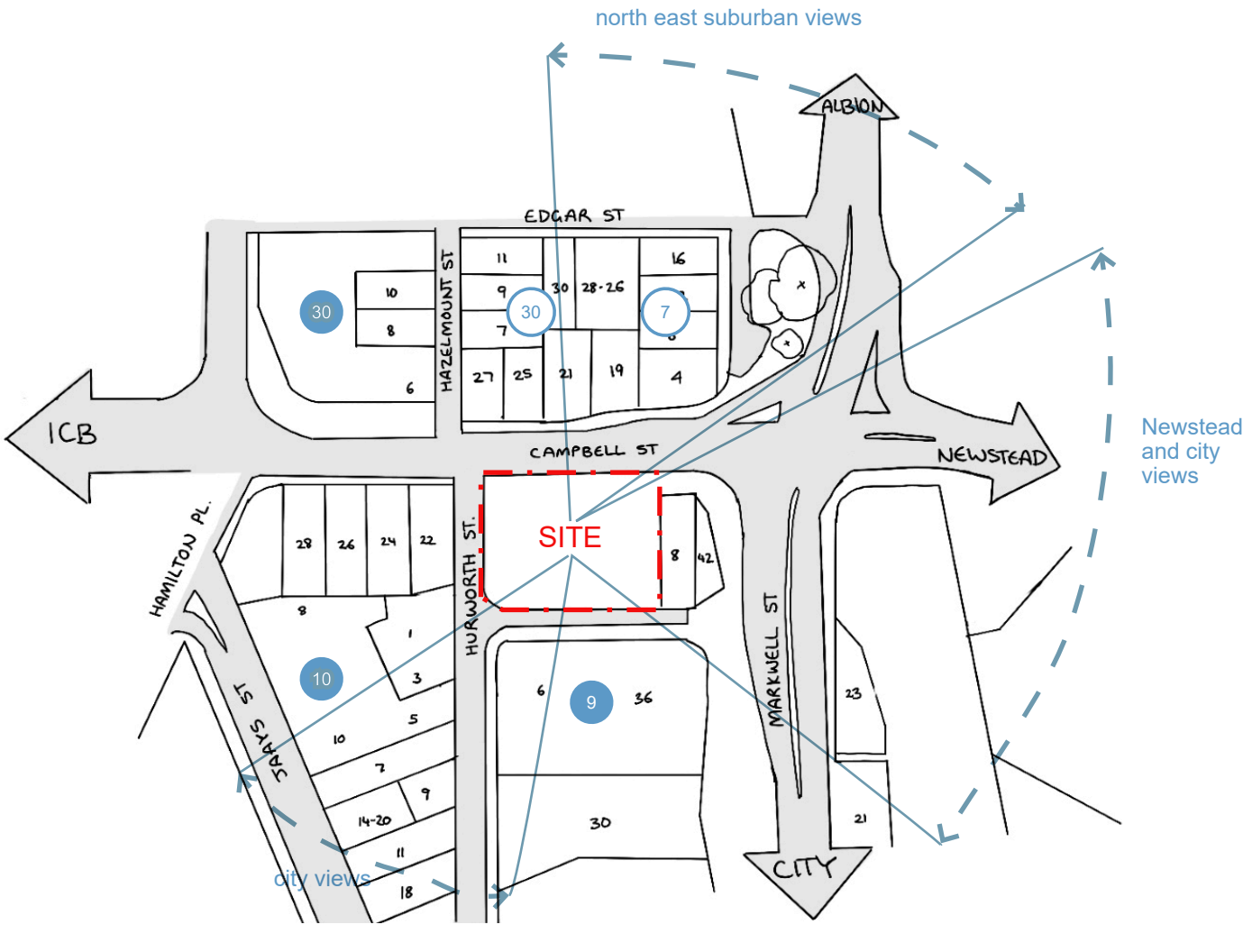
- Legend
- • • Pedestrian route
 - - - Traffic + vehicular loading
 - Footpath / Landscaped boulevard enhancement opportunities

02 SITE ANALYSIS

CONTEXT - SITE ANALYSIS



Land Use + Activation Analysis



Views + Open Space Site Response

The existing land use and activation shows a series of one and two storey small businesses flanked by the large residential towers including Code Apartments to the East and Richmond Apartments to the South of the site.

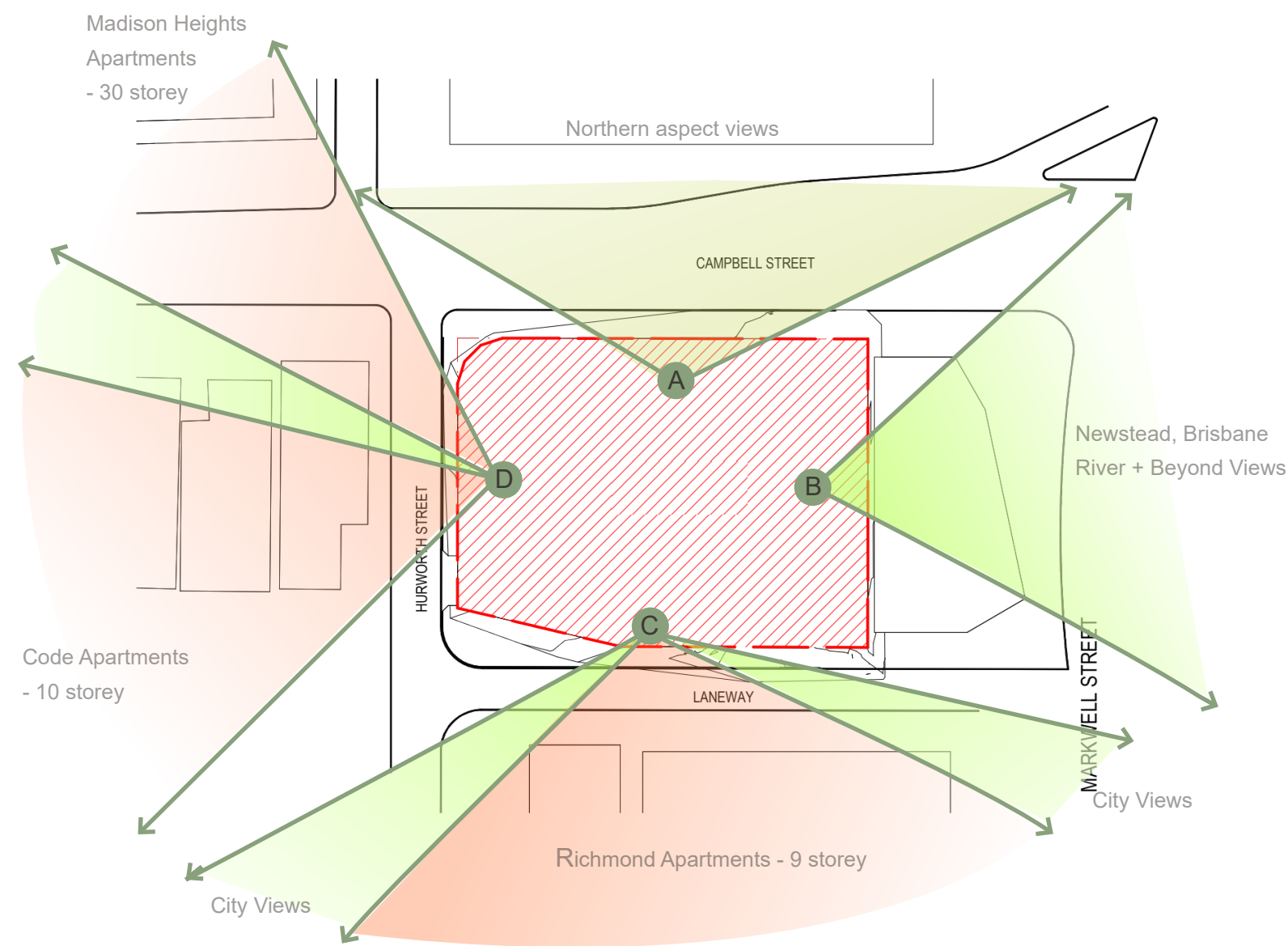
The sites' primary address, Campbell Street, is on the northern side of the site. The summer sun reaches the east, north and west facades, with little impact of shading from existing and future tower developments.

Panoramic views to the north-east across Albion continue uninterrupted to the east/south east across Newstead toward Brisbane River and beyond. The south offers significant city views across the Richmond and Code apartment complex and over the adjacent Sullivan Nicolaides Pathology Lab.

- Legend
- 30 # Storeys (existing)
 - 30 # Storeys (proposed)
 - active frontages
 - > view corridor
 - > sun path

02 SITE ANALYSIS

VIEW CORRIDORS @ 25M



Note: Current Northern views subject to obstruction due to the 9-25 Campbell Street residential development



A Northern views @ 25m elevation



B Eastern views @ 25m elevation



C Southern views @ 25m elevation

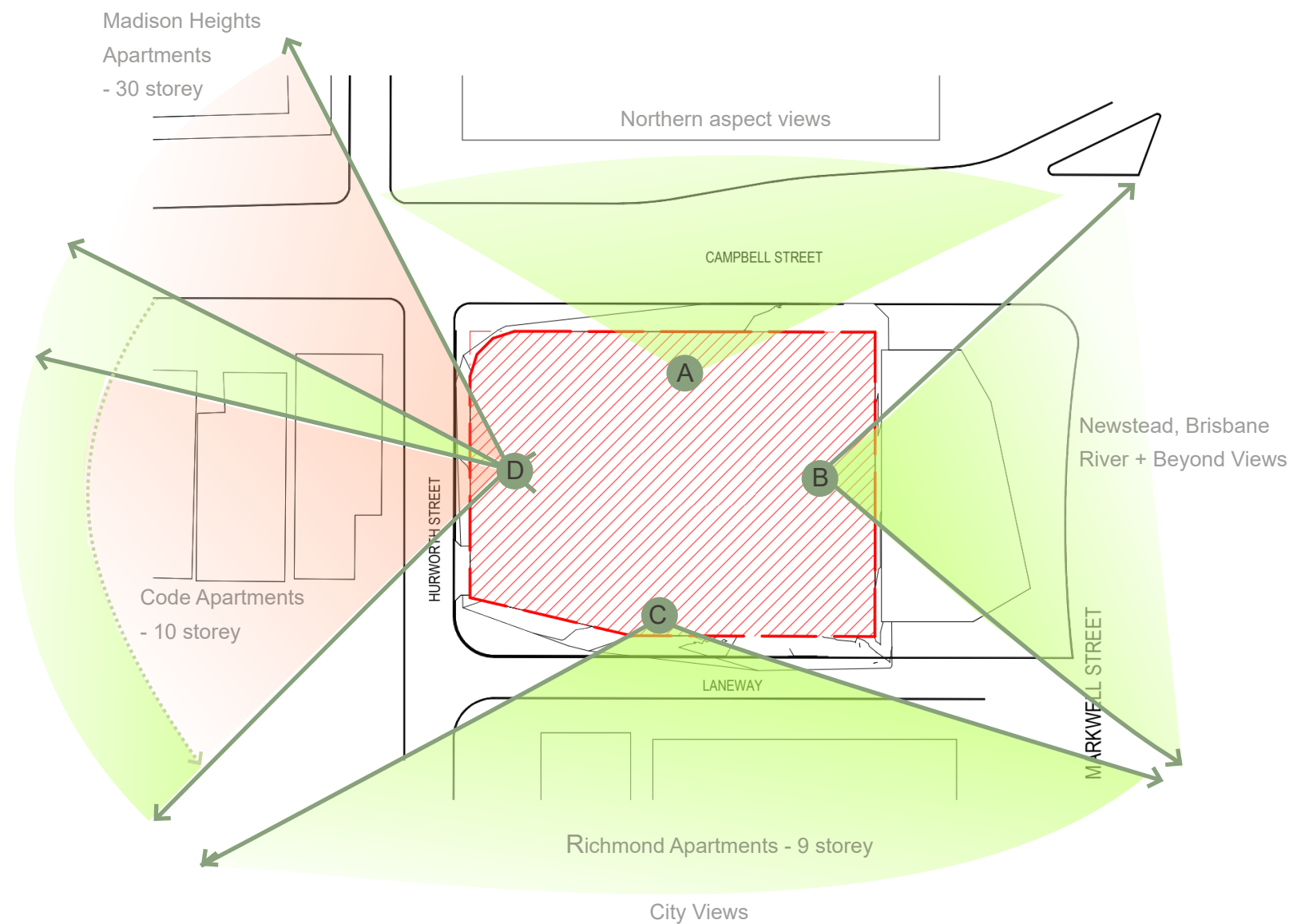


D Western views



02 SITE ANALYSIS

VIEW CORRIDORS @ 50M



Note: Current Northern views subject to obstruction due to the 9-25 Campbell Street residential development



A Northern views @ 50m elevation



B Eastern views @ 50m elevation



C Southern views @ 50m elevation

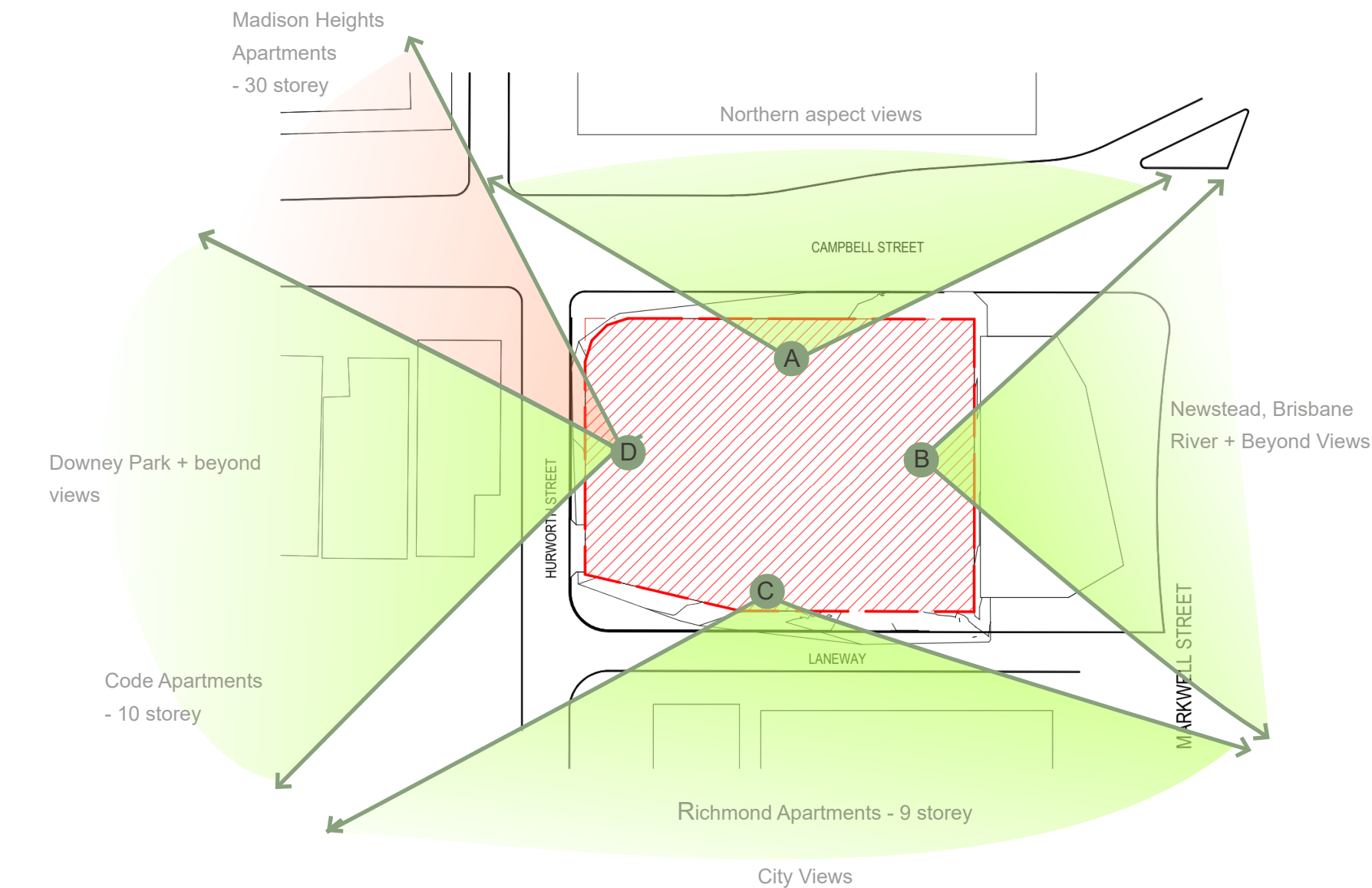


D Western views



02 SITE ANALYSIS

VIEW CORRIDORS @ 75M



Note: Current Northern views subject to obstruction due to the 9-25 Campbell Street residential development



A Northern views @ 75m elevation



B Eastern views @ 75m elevation



C Southern views @ 75m elevation

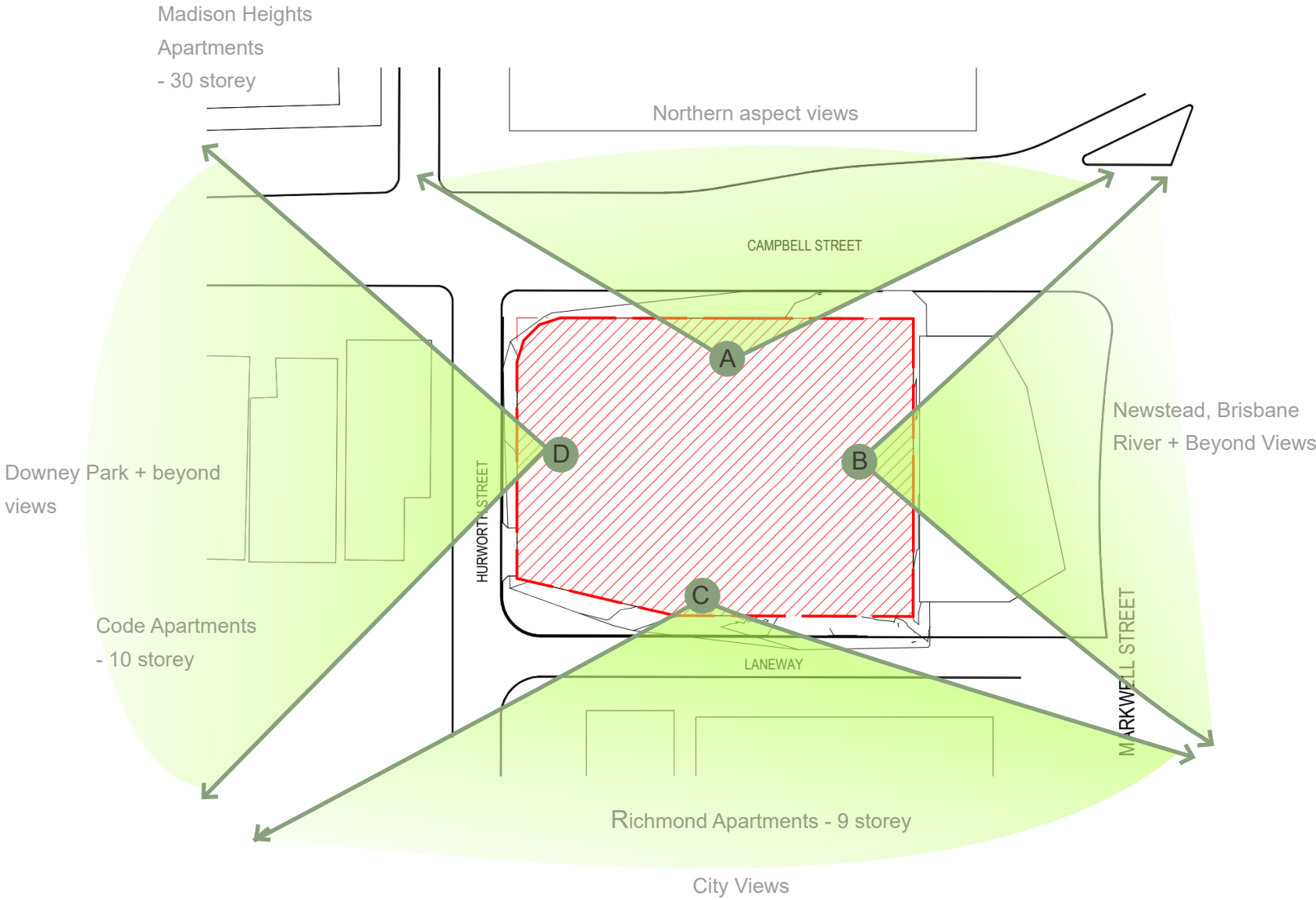


D Western views @ 75m elevation



02 SITE ANALYSIS

VIEW CORRIDORS @ 100M



Note: Current Northern views subject to obstruction due to the 9-25 Campbell Street residential development



A Northern views @ 100m elevation



B Eastern views @ 100m elevation



C Southern views @ 100m elevation



D Western views @ 100m elevation

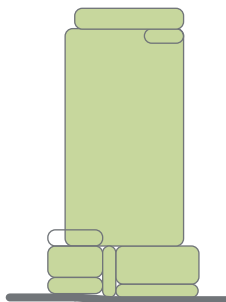


03

Design Response

03 DESIGN RESPONSE

DESIGN CONCEPT

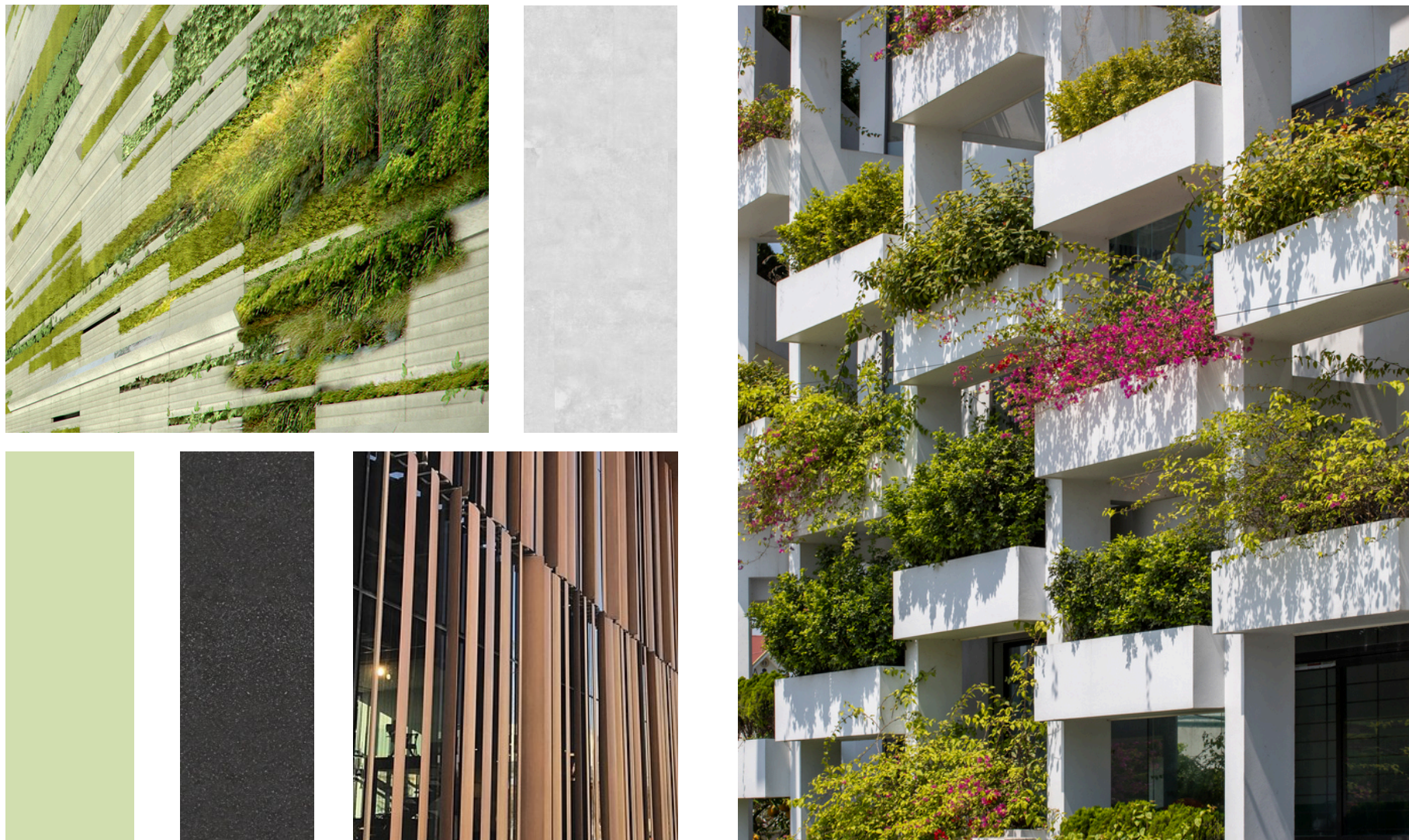


Unique architectural attributes have been utilised to activate the edges of the project in response to the varying contexts and orientations, using layered and fragmented / geometric forms enhanced by functional spaces and landscaped features. The composition of these elements create subtle hierarchies and legibility that intuitively define a vibrant entry experience, the main site corner to Campbell and Hurworth streets, and an activated ground plane focusing on enhanced 'boulevard' attributes with a high level of pedestrian and user amenity.

The interplay of landscape and planter geometries similarly integrate with horizontal and vertical sunshading devices of the tower to optimise its environmental performance, various functionalities and amenity, outlook opportunities, and unique design identity.

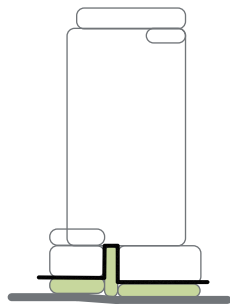
Inspired by South-east Queensland architecture, the proposed building form encourages the integration of biophillic attributes that respond to evolving wider urban design contexts, whilst enhancing the immediate local environment / streetscapes, benefiting the amenity of the the local community and residents alike.

Apartments have been orientated to capture mountain, river and / or city views, along with a variety of high quality communal facilities in podium and roof-top locations, that enrich the residents inner urban



03 DESIGN RESPONSE

DESIGN PRECEDENTS - GROUND INTERFACE /



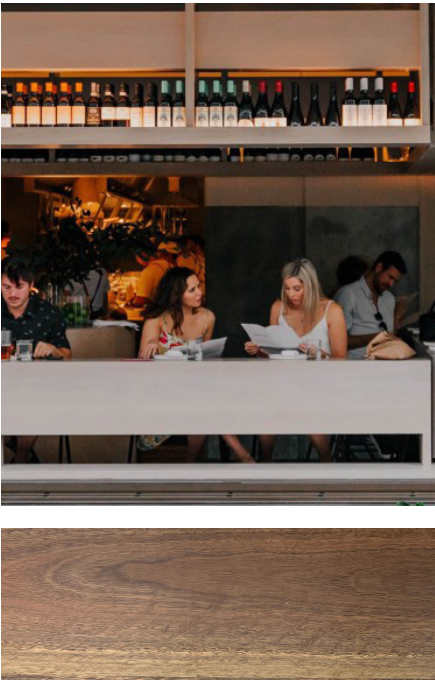
The detail of the podium facade forms a highly legible and dynamic 3D fissured entry volume. The entry is activated by an equally dynamic circulation stair, linking shared communal facilities within the podium with the semi-public flexible co-working spaces on the ground plane.

All spaces are designed to encourage a sense of community / social interaction between residents, and engage with / activate the primary and secondary street frontages of Campbell + Hurworth Streets. The spaces are enhanced by a composition of interconnected volumes, landscaped features and materials that seamlessly integrate with the uplifted 'boulevard' attributes of the street.

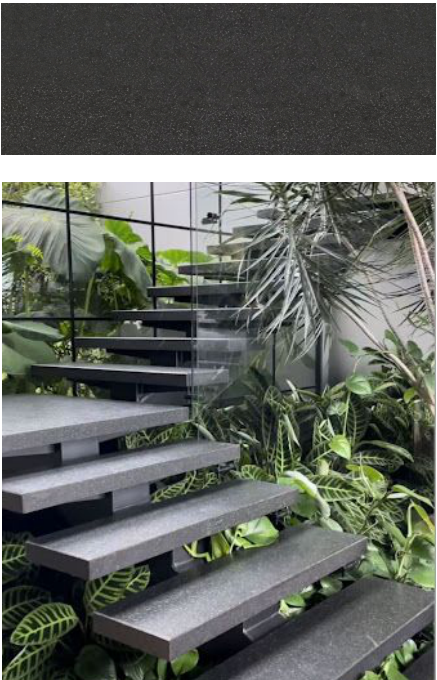
Street edge activation / passive surveillance



Shady pedestrian pathways



Native timber elements



Interconnected / feature stair

Recessed entry



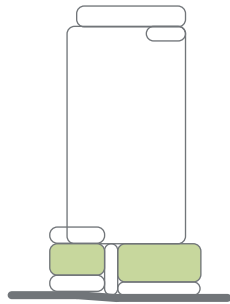
Biophilic Elements



Shared co-work / communal spaces

03 DESIGN RESPONSE

DESIGN PRECEDENTS - PODIUM FACADE



The podium design addresses quite diverse streetscape genres / functionalities; from the north facing highly activated main Campbell Street frontage that transitions and falls along to the west facing Hurworth Street, to the utilitarian vehicular / service orientated laneway.

The adjacency and functionalities of the podium program comprised of main entry communal spaces and facilities, bicycle and vehicular circulation and storage, to base building services and associated street interfaces, are carefully managed to optimise the functionality, potential and amenity of each streetscape interface.

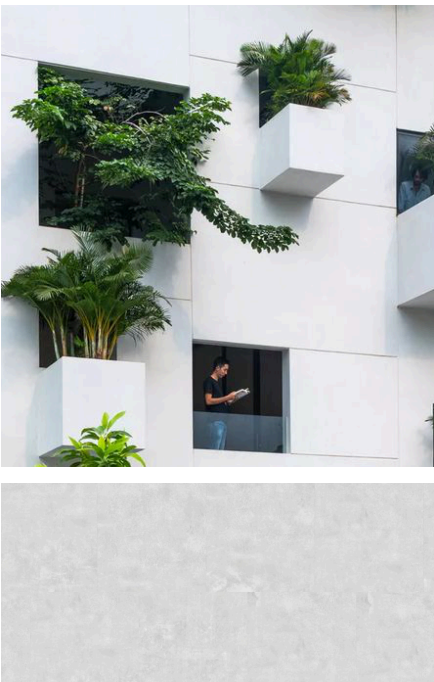


Interlocking vegetation

Glazing



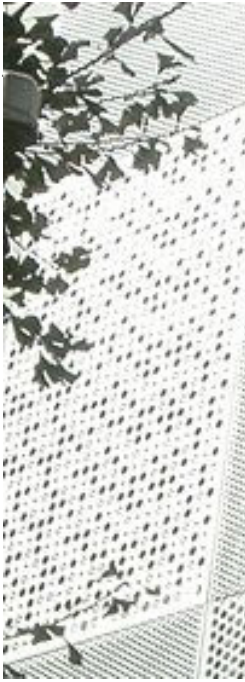
Geometric forms



Concrete



Expressed horizontal edges/ vertical screening



Framing Views

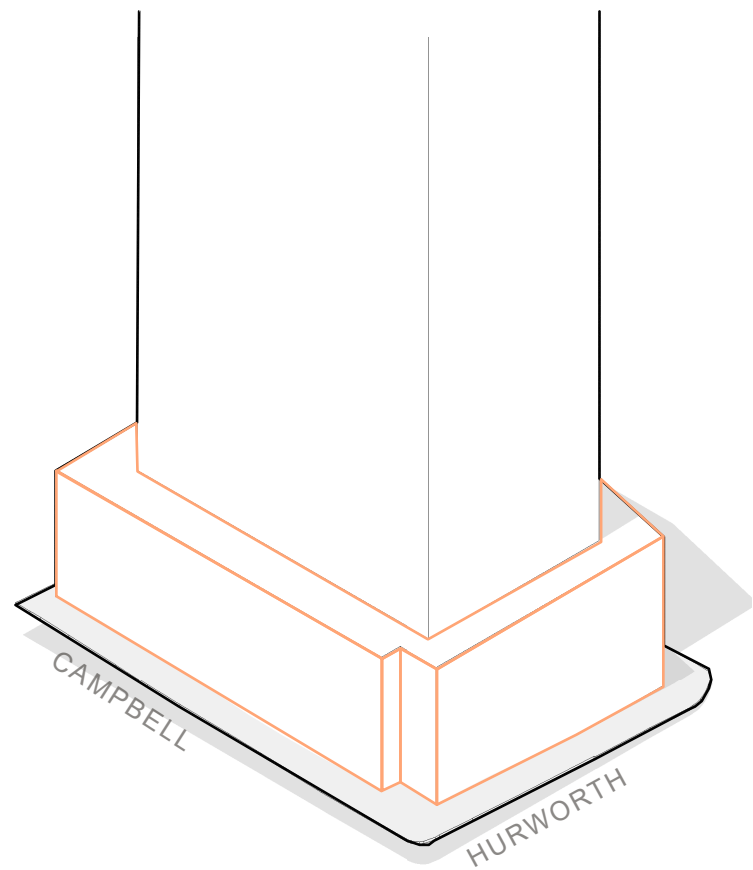
A number of architectural elements are used in the differing contexts to create a unified whole, with references to the attributes of the tower design. These include the layered integration of landscaping, featuring green walls in horizontal and vertical recesses engaging with the composition of geometric forms that include expressed or recessed planter boxes.

Geometric shaped recesses or expressed framed elements also integrate with glazing features to frame functional spaces / views from both inside and out. The unique composition of all these elements integrate with horizontal and vertical shading devices to suit the varying orientations and architectural / urban design objectives.

03 DESIGN RESPONSE

BUILT FORM AND SCALE - PODIUM

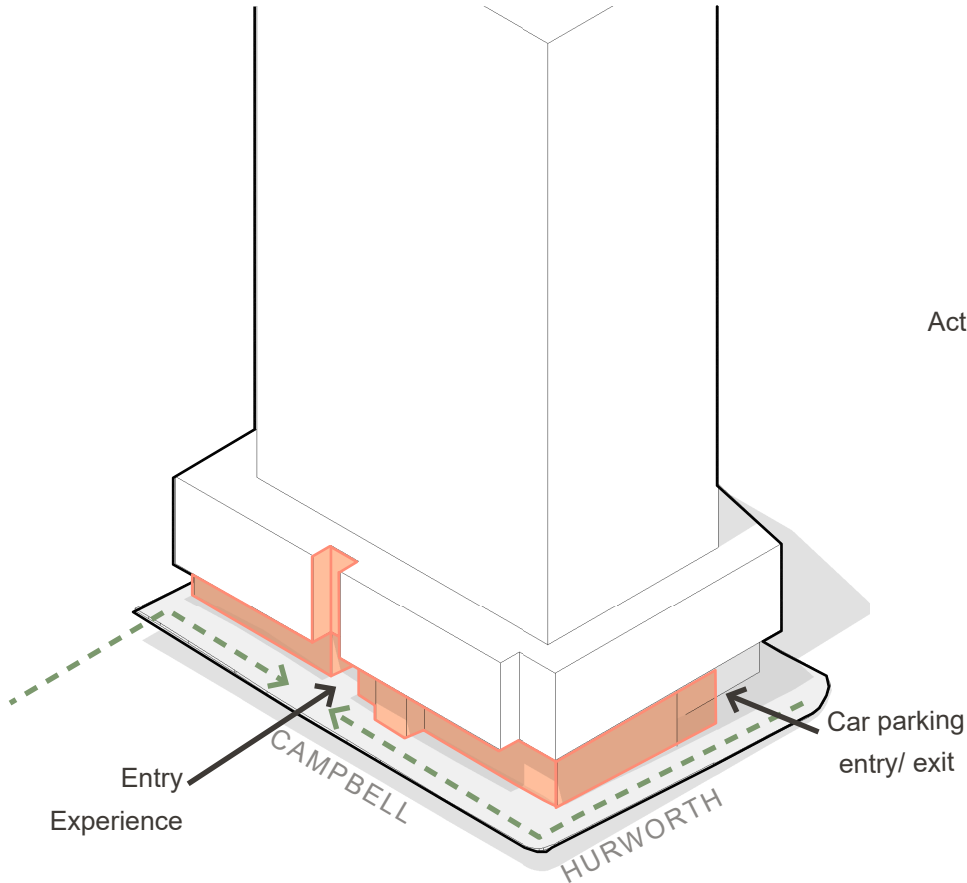
NW Perspective



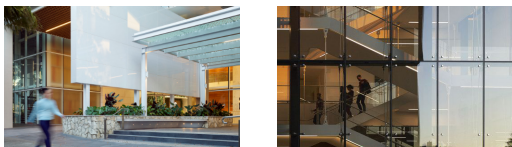
1. BUILDING MASS



The primary north facing frontage of Campbell Street interfaces with a 4 level podium that falls over a meter to a typical 3 chord truncation at the corner with Hurworth street. The street then falls more aggressively along Hurworth street over 2 meters to its southern boundary. Footpath verge and ground level setbacks capped by awnings, provide a distinct recessed break between the street level and built to boundary podium levels over.

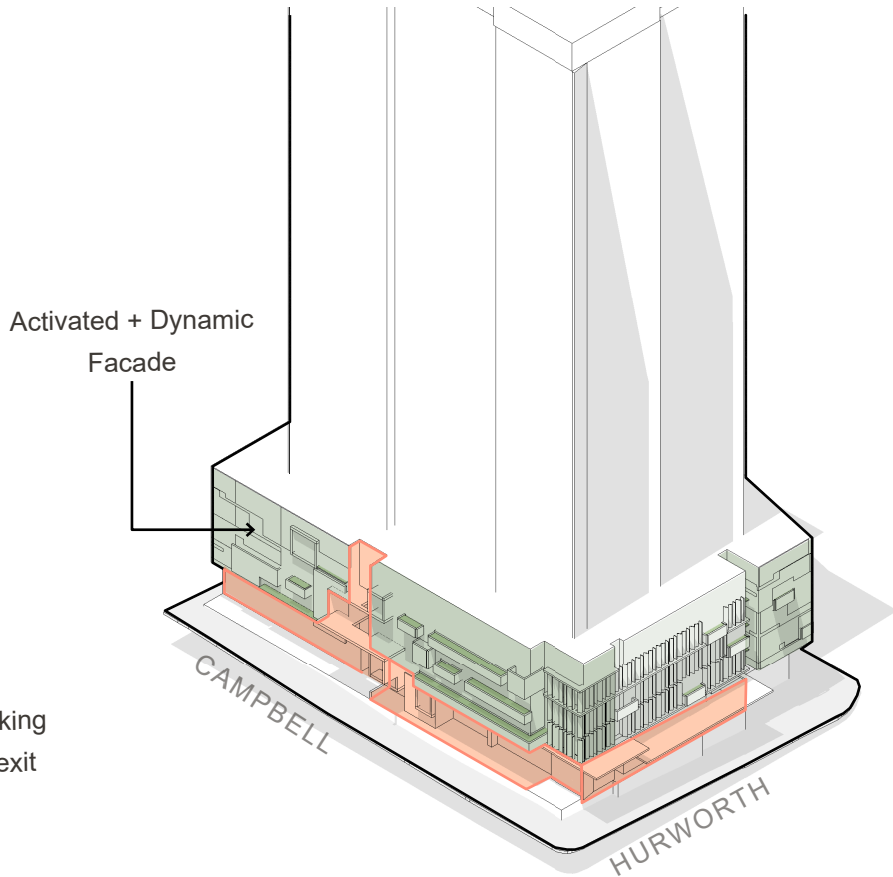


2. ARRIVAL SEQUENCE



The activated frontages along Campbell and Hurworth street provide a high amenity link between the surrounding community to the public transport node of Bowen Hills Station. The falls provide opportunities for slightly elevated planters, terraces, and internal communal spaces, that interface with the street providing opportunities of visual connectivity and passive surveillance.

A highly legible entry feature is created by deconstructing geometric forms and spaces, resulting in a highly articulated vertical entry fissure / recess, visually activated by a dynamic transparent stair linking adjoining communal spaces to all podium levels.



3. COMMUNAL AREA + STREET ACTIVATION



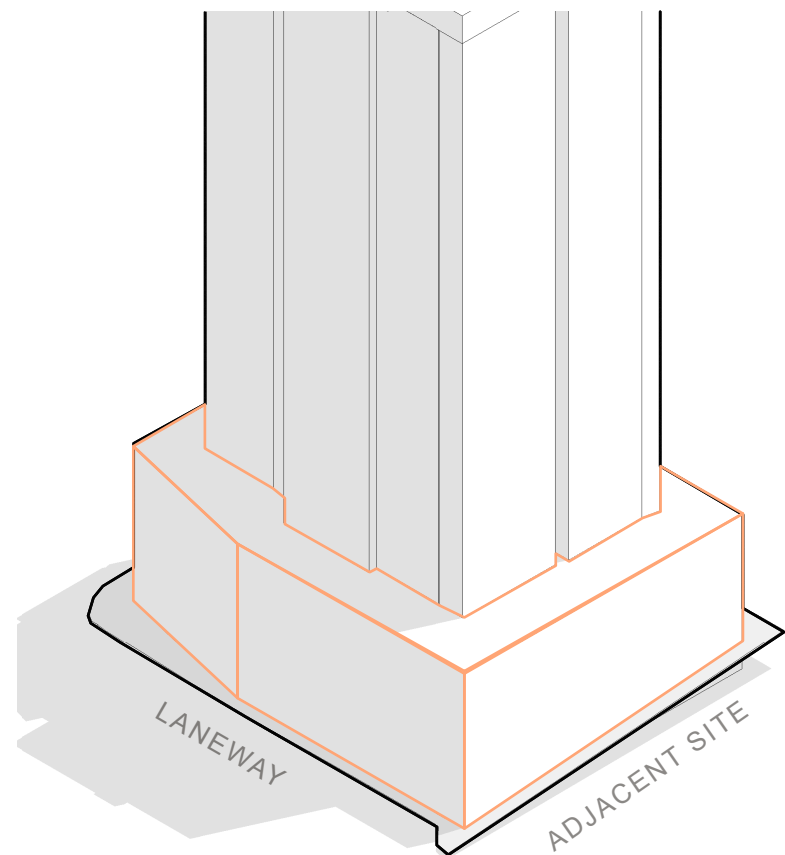
The composition of architectural elements, geometric forms and landscape features increase in intensity, transparency, and level of articulation to draw the eye to the main entry and / or podium corner features for improved legibility, activated by the buildings communal spaces.

As the building program within the podium changes to accommodate car parking or base building services infrastructure, the geometric / planter detail changes to a composition with a less transparent backdrop of layered concrete walls or vertical screening, picking up on the detail of the tower over.

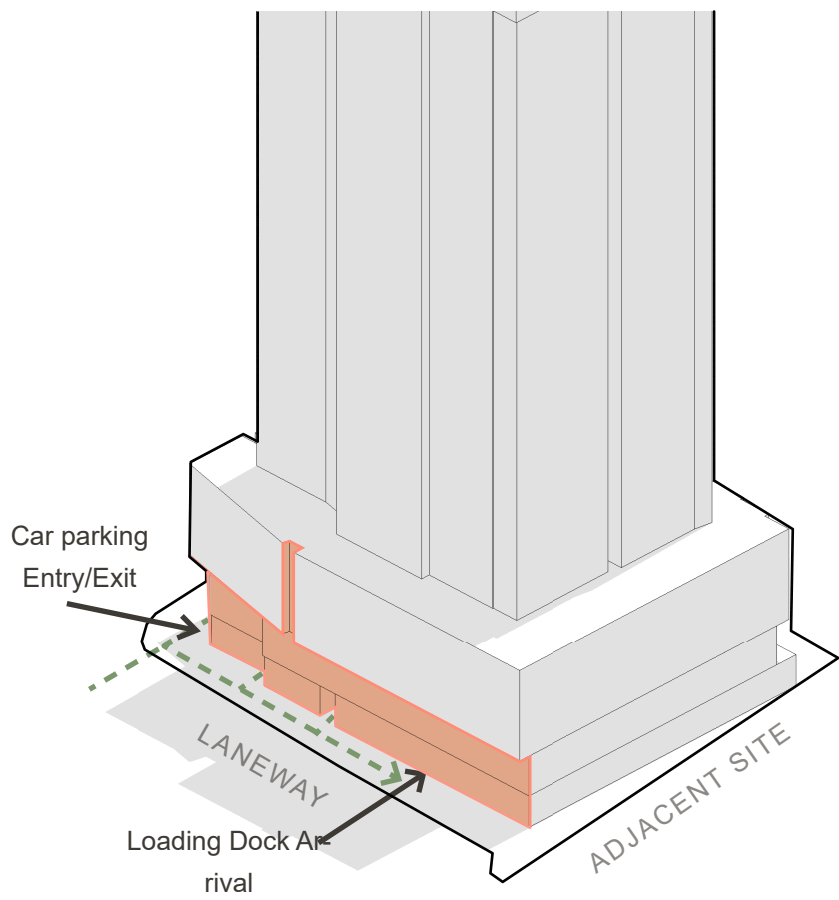
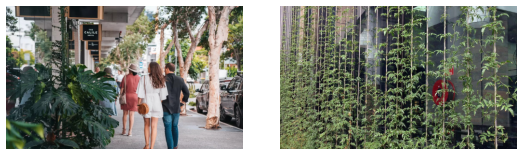
03 DESIGN RESPONSE

BUILT FORM AND SCALE - PODIUM

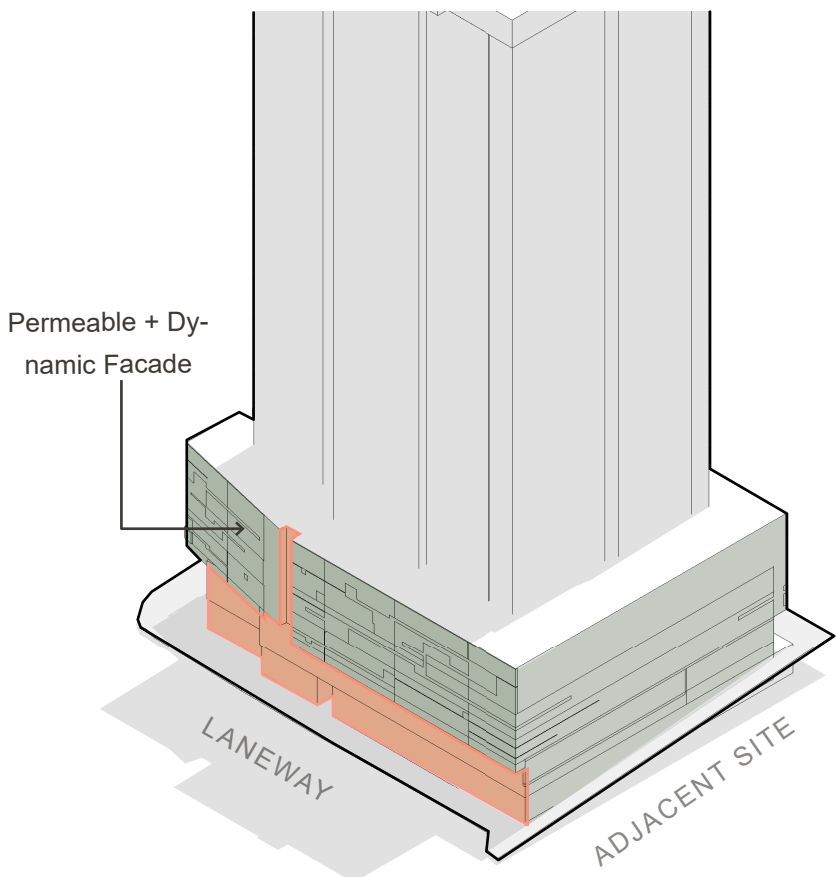
SE Perspective



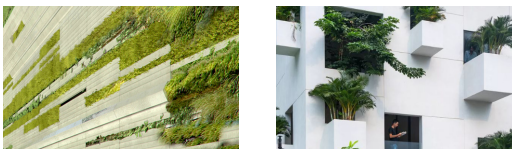
1. BUILDING MASS



2. ARRIVAL SEQUENCE



3. COMMUNAL AREA + STREET ACTIVATION



The fall of the land north to south of over 3 meters, enabled an additional basement level to be added, accessed at grade from the service laneway, resulting in a 5 level podium. A right of way volumetric easement along the length of the laneway provides a break with the built to boundary podium levels over. A triangular truncation at the intersection of Hurworth st and the laneway, created the opportunity to express this corner as an object that cantilevers over the main car park entry off Hurworth street.

This corner

object is accentuated with recessed slots that interface with planters, that further breaks up the mass of the podium and references similar details of the tower over. These elements along with the easement setback enables the various base building services and vehicular access points that address the street to be less visually prominent, being in the shadow of the cantilevering podium feature masses over. The geometric and layered organic attributes of the podium design continue to suit the service orientated laneway streetscape interface.

The permeability of the built to boundary podium masses has been

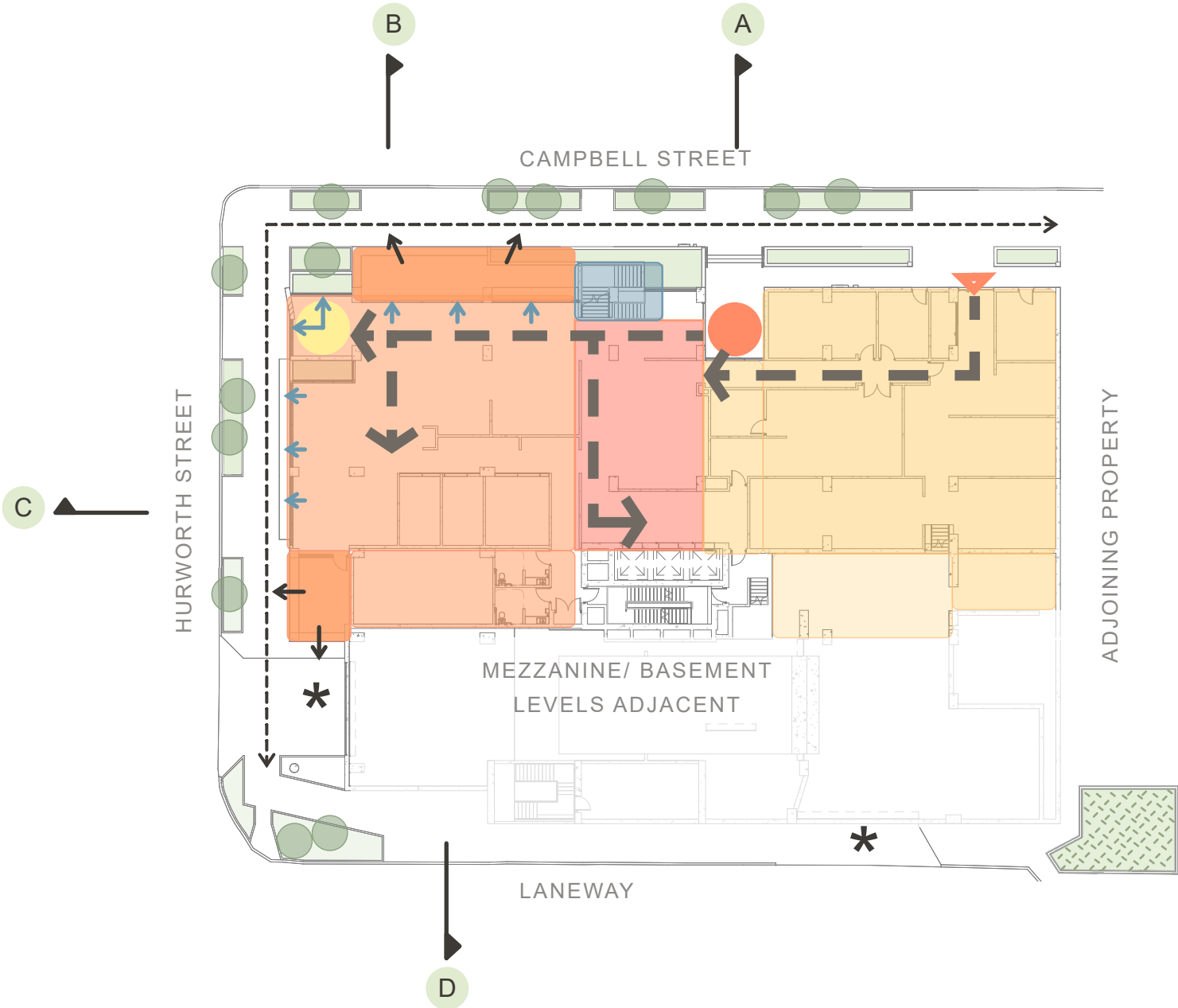
carefully curated to provide openings for recessed or expressed planter boxes that screen the car park / plant spaces behind. This is juxtaposed against a solid wall backdrop that is layered with vertical and predominantly horizontal recesses intended to accommodate green wall planting. The podium is capped by landscaped features of the private / communal spaces over. The composition of all these elements creates a fluid, textured facade featuring landscape features that enhances the biophilic / subtropical attributes of the project to the benefit of the laneway + adjacent residents.

03 DESIGN RESPONSE

GROUND LEVEL DESIGN

Ground Floor Plan

1:100 @A1



Key :

- Landscaped footpath 'Boulevard' streetscape uplift

Pedestrian circulation path

Main entry feature

Resident Bicycle entry

Main Entry / Central meeting points
- Communal Outdoor Terrace
Direct Street Activation

Expressed corner activation

Internal communal spaces
Active frontage / passive surveillance

Less active communal spaces

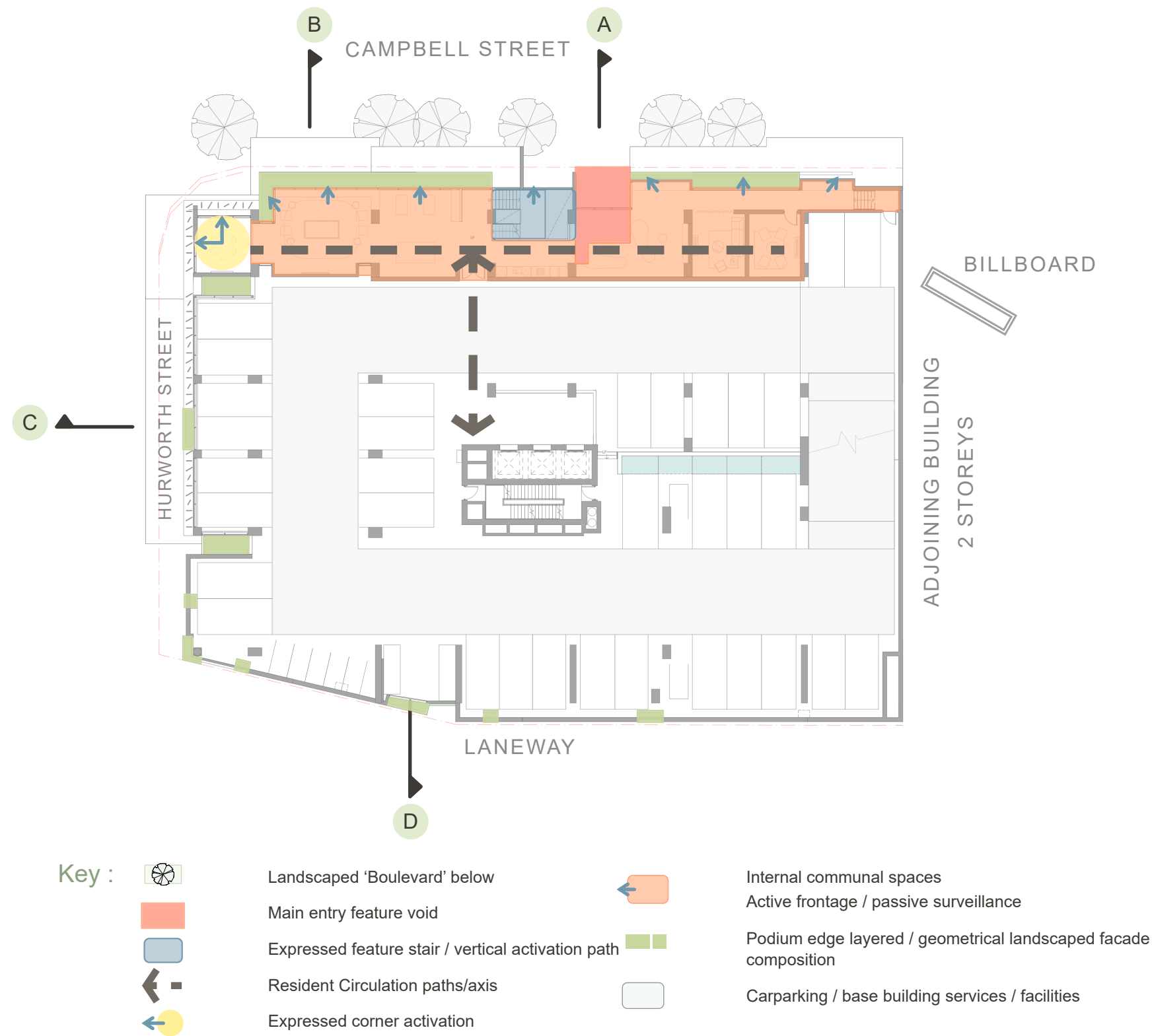
Numerous strategies have been employed to accommodate efficient, dynamic communal facilities with unique spatial qualities that encourage resident engagement, social interactions and sense of community. The transition from public zones and streetscape interfaces to the projects communal spaces and progression to other buildings facilities has been carefully curated to ensure that the opportunities for optimal street activation and maximised legibility of key entry / building features are achieved.

Please refer to the adjacent diagram + key.

03 DESIGN RESPONSE

TYPICAL PODIUM LEVEL

Typical Floor Plan
1:100 @A1



The composition and layered detail of the geometric, landscape + screening facade features, carefully transition between high quality communal spaces that encourage social engagement and visual connections prioritising the activation of Campbell street, to less visually permeable features that screen car parking and base building service / plant spaces that address Hurworth Street and the laneway, relying on biophilic attributes to optimise the amenity of these frontages.

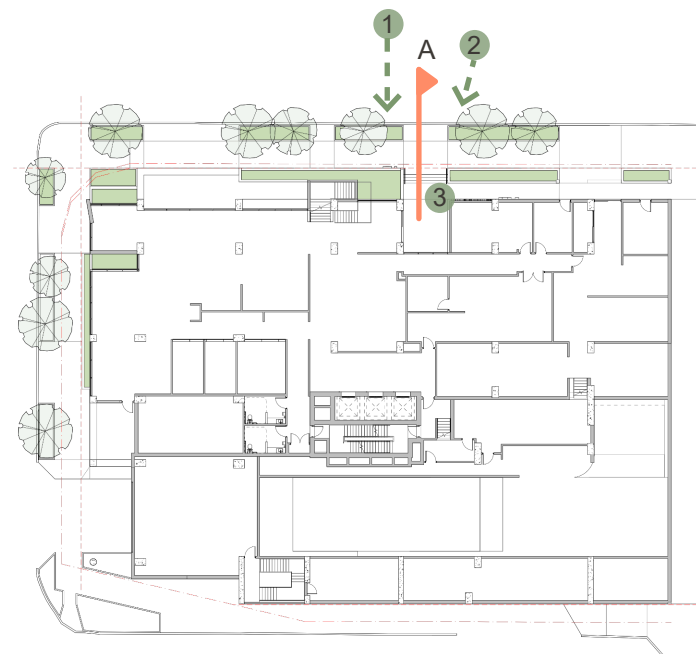
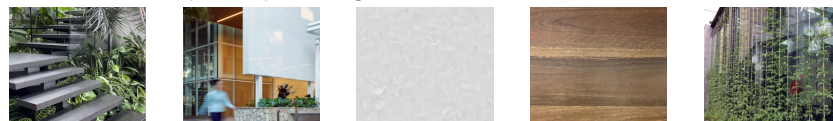
Please refer to the adjacent diagram + key.

03 DESIGN RESPONSE

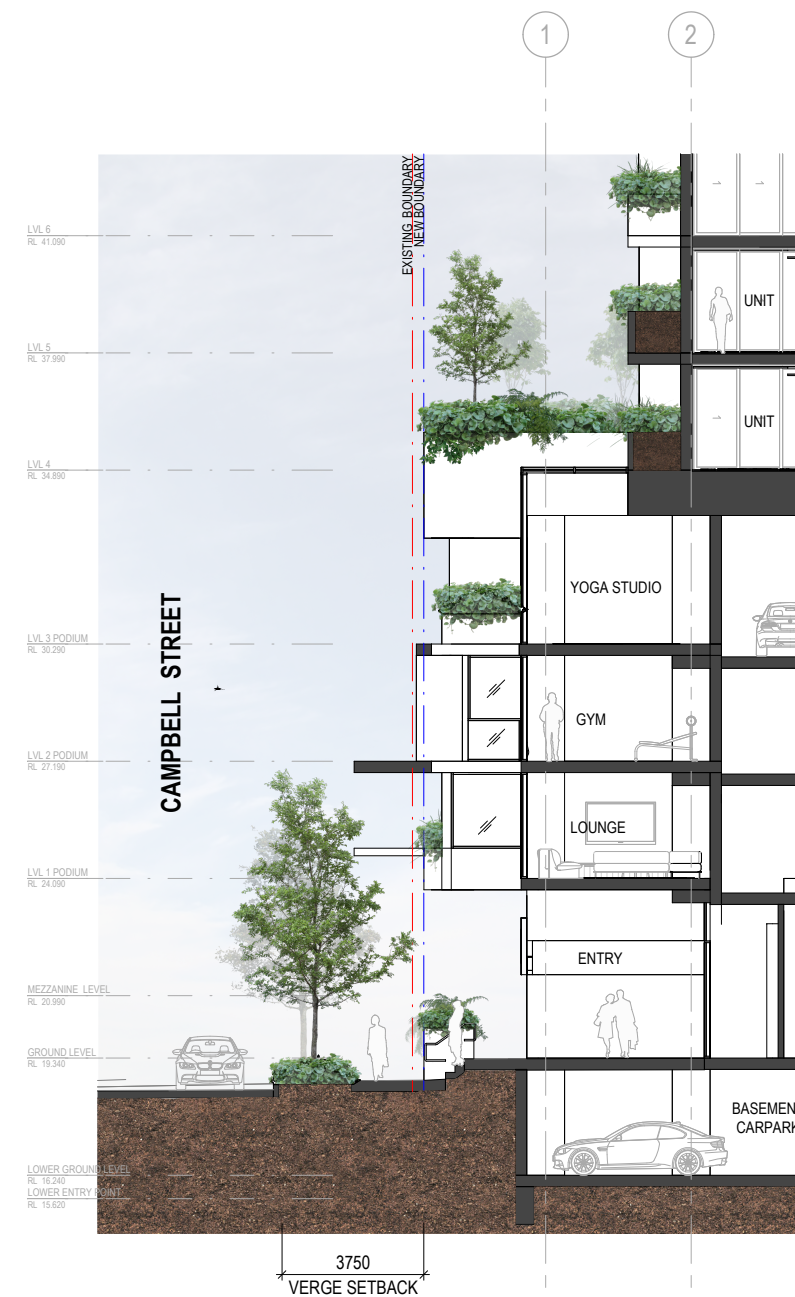
PROPOSED CAMPBELL STREET INTERFACE

The legibility of the buildings main entry off Campbell street is increased by numerous design attributes:

- Hierarchy / intensity of articulation / detail + transparency increases towards the entry features, naturally drawing the eye / user to this space.
- Creation of a full height entry feature with deconstructed edges and volumes creating depth and variety, likened to a 'fissure' within the podium mass.
- geometric elements / faces / frames created to suit the adjoining communal spaces / landscape features.
- higher footpath entry awning + building id signage addressing the entry threshold.
- Activation of the entry volume by the co-location of a feature stair + circulation spaces providing movement and interest in the facade.



Key plan - Ground Level - N.T.S



Section A



1



2



3

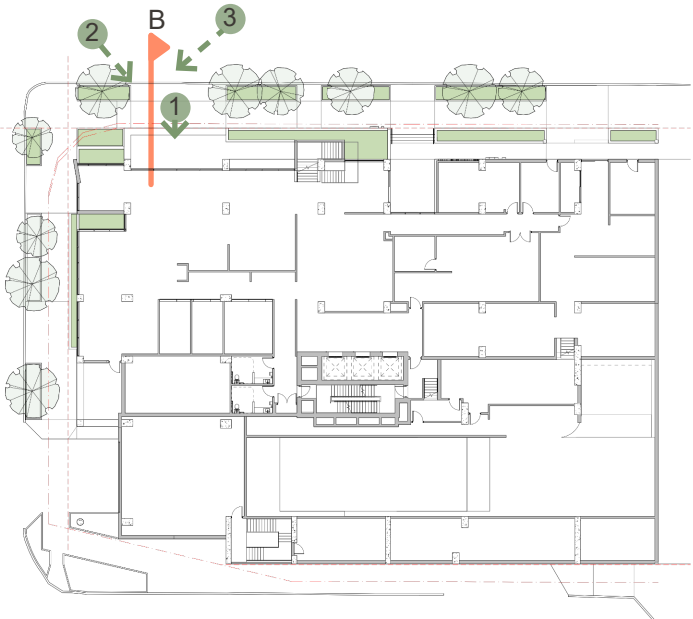
03 DESIGN RESPONSE

PROPOSED CAMPBELL STREET INTERFACE

The Campbell street frontage activation to all levels is further maximised by locating all socially orientated / active communal uses along this frontage, with the glazing elements designed to provide visual connections both in and out - including :

- Various settings of flexible cafe style co-work spaces on the ground, include elevated external terraces that maximise potential engagement + passive surveillance with the street.
- Level 1 communal games, lounge + karaoke spaces
- Level 2 communal gym spaces including cardio + weights settings
- Level 3 wellness space/ yoga studio, and dog play areas.

The corner to Hurworth street is expressed architecturally, with increased transparency to themed active uses behind screening features to suit the north western orientations. Footpath awnings and landscaping / trees and street furniture optimise the boulevard / promenade attributes of this street.



Key plan - Ground Level - N.T.S

Section B



1



2



3

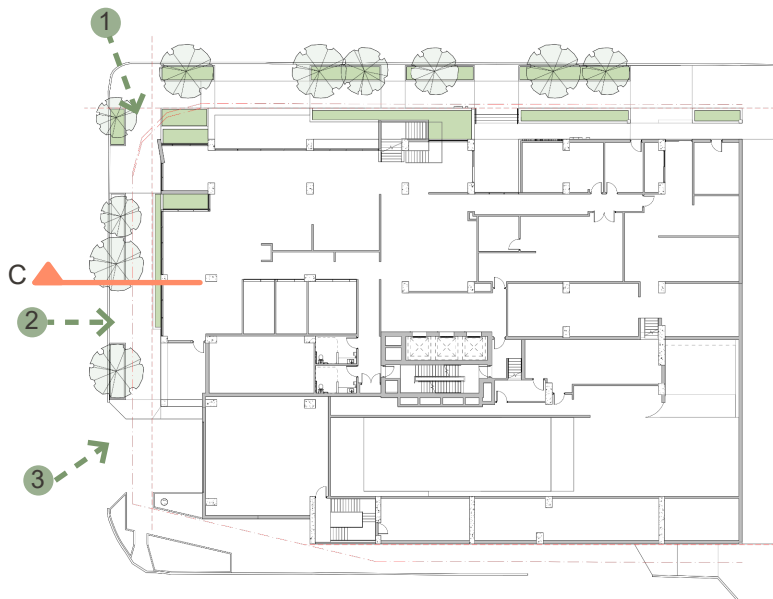
03 DESIGN RESPONSE

PROPOSED HURWORTH STREET INTERFACE

Hurworth streets activation transitions from the highly activated Campbell street frontage and corner to the enclosure / screening of the utilitarian base building functionalities.

The direct activation is prioritised to the ground level with the co-work spaces addressing the street with an elevated terrace providing views down Hurworth street to the south and visa versa. These fully glazed spaces are protected from the western orientation by footpath awnings and trees as a continuation of the Campbell st promenade.

The footpath awnings provide a natural break with the podium levels over accommodating the projects resident car parking with natural ventilation sourced along this frontage. The composition of the podium facade design attributes / themes transition to integrate vertical screens, extended slab edges, expressed planters and green wall recesses / layering, providing a dynamic facade that disguises the car parking behind.



Key plan - Ground Level - N.T.S



Section C



1



2



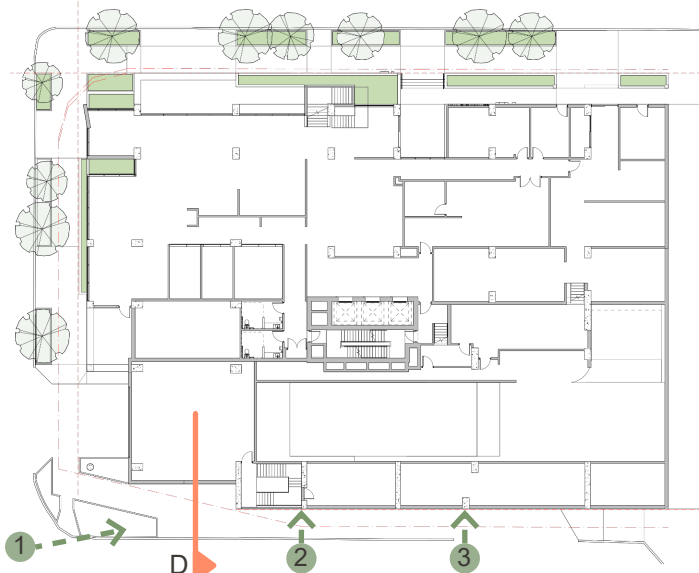
3

03 DESIGN RESPONSE

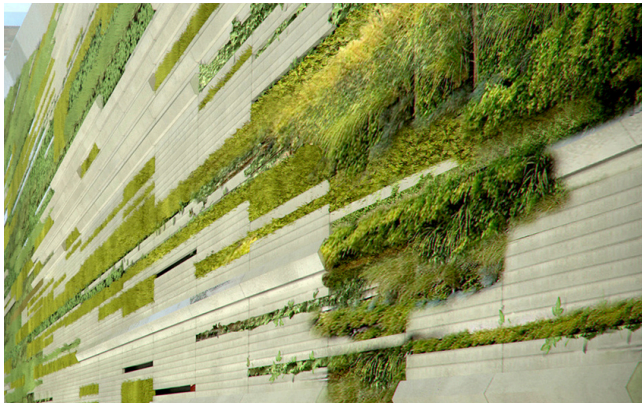
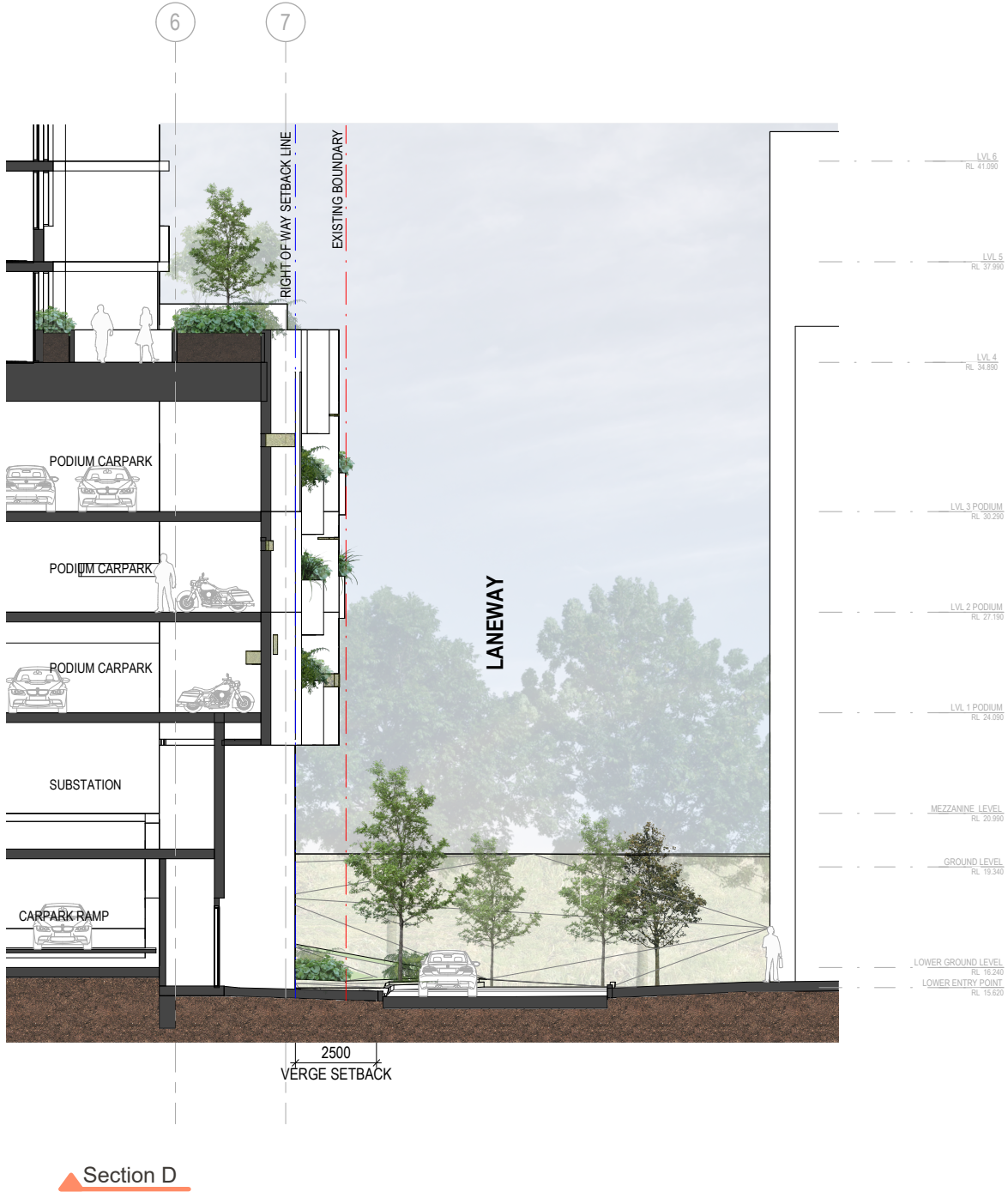
PROPOSED LANEWAY STREET INTERFACE

Although the laneway is predominantly base building service / vehicle orientated, features a well landscaped / treed battered bank at its eastern end that extends to Markwell street beyond.

- The naturalistic, biophillic attributes of this laneway are enhanced by focusing the articulation of the podium facade with a composition of landscape features of planter boxes + select openings connected by layered / textured vertical and horizontal recesses that accommodate green wall plantings.
- The relative impervious facade that disguises car parking and base building plant spaces, provides a feature landscaped outlook from the street and adjacent properties.
- The vehicular / service entries setback to accommodate a volumetric right of way easement along the length of the laneway, become secondary to the cantilevering landscaped podium over.

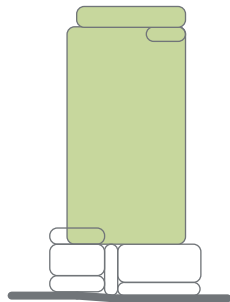


Key plan - Ground Level - N.T.S



03 DESIGN RESPONSE

DESIGN PRECEDENTS - TOWER ARCHITECTURE

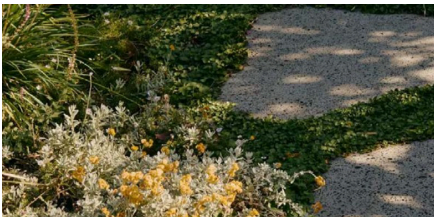


The tower composition has unifying horizontal elements of expressed slab edges that provide horizontal shading, support for vertical screen blades protecting the east and west building faces, and deep breakout balcony spaces of the units. The fluidity and geometry of the podium design is referenced with a regular pattern of expressed planter boxes that run the full length of the tower, that link and break up the horizontal projections with layered texture, variety and shading. The composition and biophilic attributes of the tower are further enhanced by recesses that accommodate planters at the end of circulation corridors of each level, which orientate users with natural light and framed views of Newstead and the Brisbane river to the east, and City views to the south.

Harnessing views



Variety of communal facilities / spaces



Local sub-tropical planting

Vertical green corridors



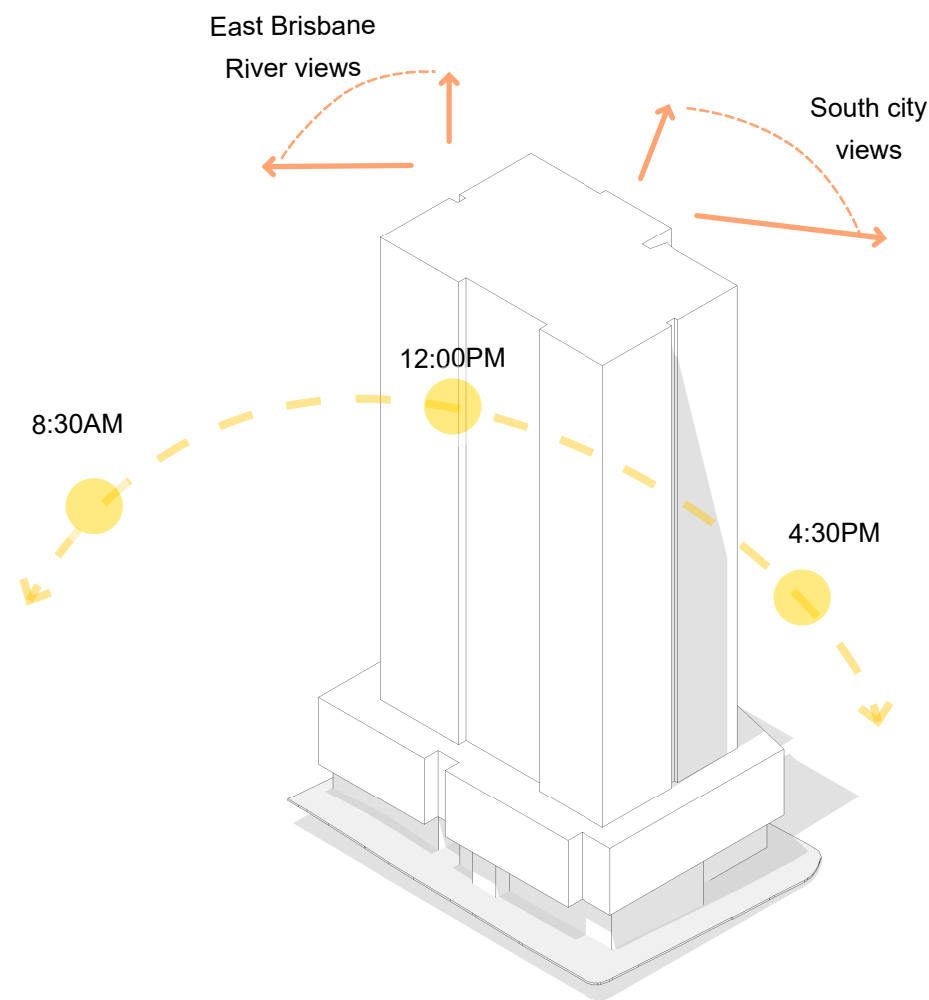
Horizontal and vertical shading

The top of the tower is capped with landscaped features juxtaposed with an expressed frame / arbour that integrate with a variety of internal and external communal spaces providing a subtle sense of enclosure whilst framing the significant views.

Planted Edges

03 DESIGN RESPONSE

BUILT FORM AND SCALE -

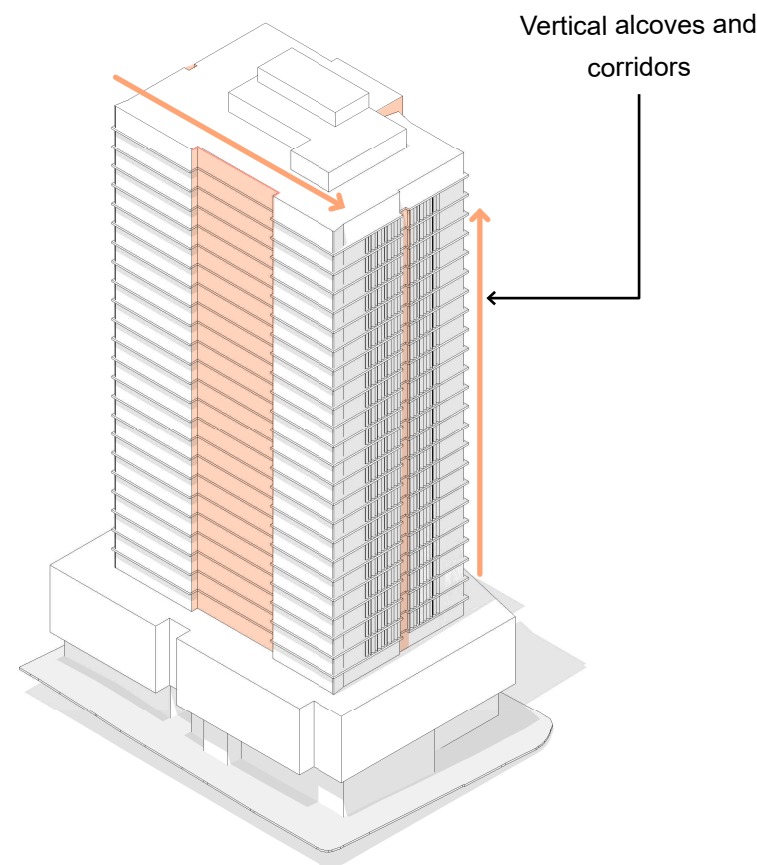


1. TOWER MASS

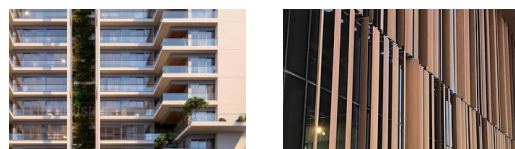


The tower form closely aligns with the boundary and associated setback lines established for the project, and the 13 unit / floor configuration contained therein. The majority of units address the favourable northern orientations and the continuing significant panoramic view opportunities of the river / bay + city to the east and southern orientations respectively.

The primary circulation corridors around the core provide user orientating + framed outlook opportunities to these views and are expressed as full height planted recesses in the facade - breaking up the mass of the tower form.



2. RESPONDING TO SETBACKS

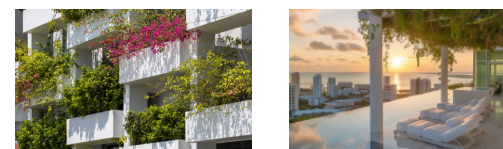


Residual area in the setback zones enable necessary protection of the similarly detailed east + western facades, utilising horizontal + vertical sun shading devices. The residual north and south areas are populated with planter boxes in a regular pattern of varying positions and depths, providing a dynamic / fluid green corridor linking the landscaped zones of the podium and roof, referencing the highly articulated organic / geometric attributes of the podium facade.

These biophilic attributes in consideration of Brisbane's sub-tropical climate and improved environmental outcomes, significantly improves the amenity of the residents and the wider local communities.



3. ARTICULATING THE FACADE

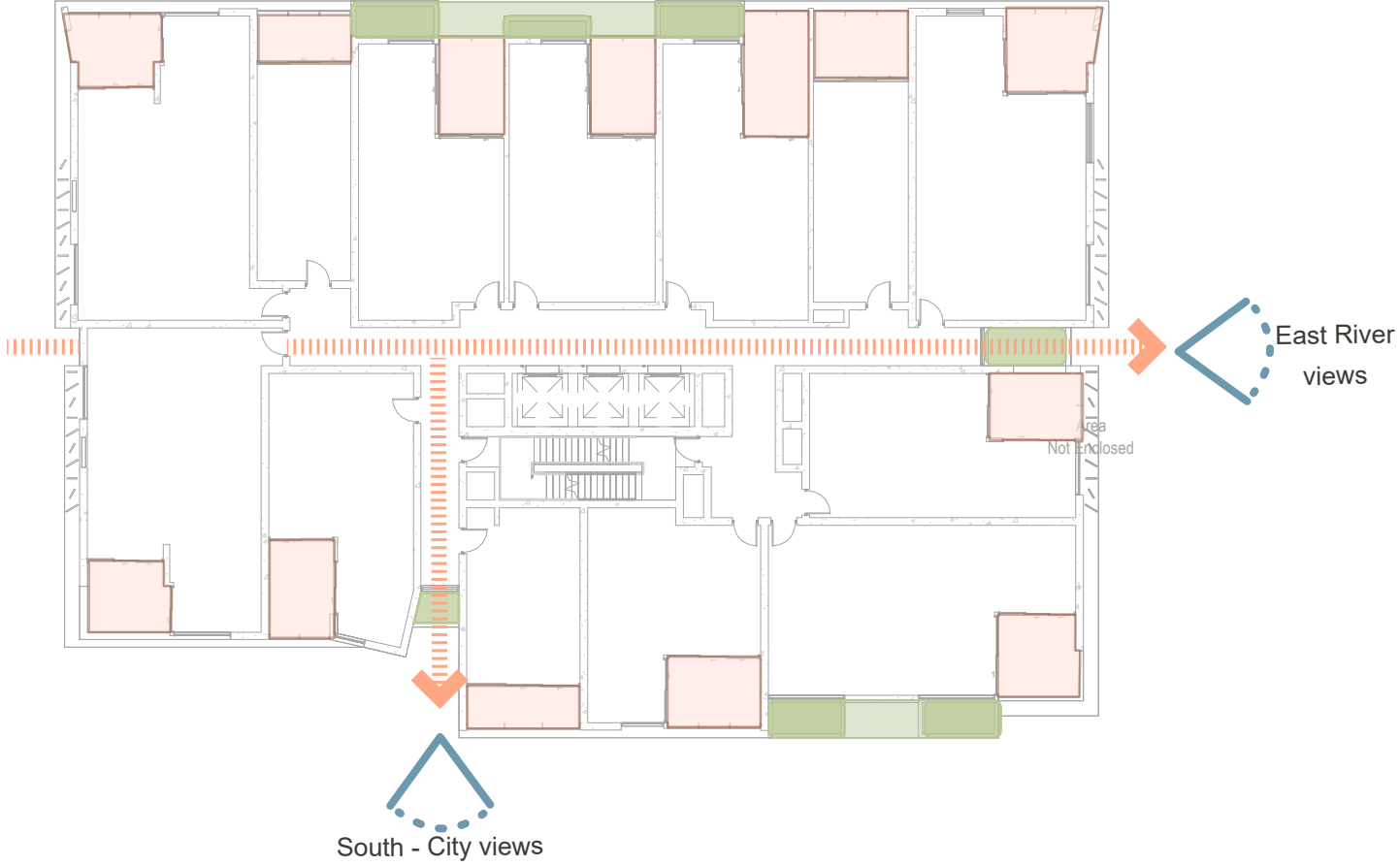
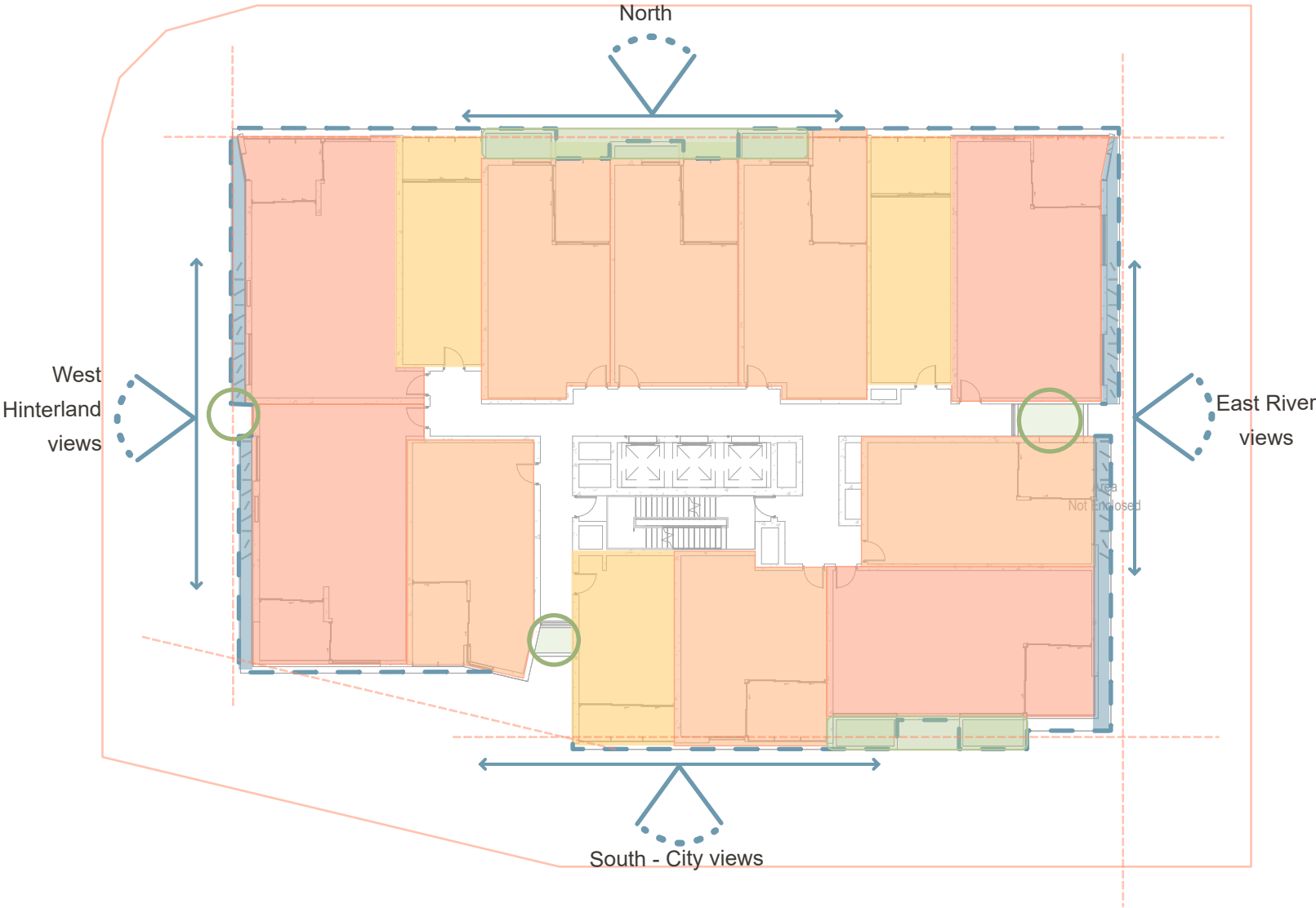


The interplay of predominant horizontal edges with the articulation of walls, glazing and balcony recesses / edges / vertical screening, broken up by the aforementioned green facade features provides a unique addition to the skyline.

To the roof, the enclosed communal and well disguised base building plant spaces are setback to reduce the apparent bulk and height of the building. However, an expressed frame / arbour has been introduced around the perimeter to visually crown the tower, along with the aforementioned benefits of providing a subtle sense of enclosure and framed views to the communal facilities and landscape features accommodated on the roof levels.

03 DESIGN RESPONSE

TOWER TYPICAL FLOOR LEVEL



- Key :
- Site boundary line
 - Site setback lines
 - 2 bed units
 - 1 bed units
 - Studio units
 - Unit balcony spaces
 - Expressed horizontal edge
 - East / West sunshade protection
 - Vertical Green Corridor Planter boxes
 - Vertical green planter / recess break

- User circulation corridor axis / view outlook
- Panoramic view / outlook

03 DESIGN RESPONSE

RESPONSE TO SITE CONDITIONS

This Build To Rent (BTR) project typology responds to Brisbane's sub-tropical climate and outdoor lifestyle opportunities to the benefit of residents, the wider community and built environment. This is clearly evident in the unique biophilic attributes in the articulation of the projects built form, space planning and connectivity with the external spaces/ communal facility feature

North-West Axonometric

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	SKYTERRACES	
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 Bowen Hills - Campbell Street is a busy connector between ICB / Gympie Road and Newstead / Fortitude Valley.

The building addresses Campbell Street with a highly noticeable, dynamic entry + facade features that integrates with a high quality activated ground plane that becomes a catalyst in the progression of this street to a pedestrian friendly landscaped 'boulevard'. The building massing & program optimises street activation and outlook potential to suit the orientation of the building. This includes circulation paths within the podium and tower similarly highly noticeable with circulation axis connecting to natural light, ventilation, views and/ or created outlook opportunities.

2 Occupy Outdoor Spaces

A variety of outdoor spaces are incorporated into the design:

Ground level elevated terraces with fully operable connectivity to adjoining communal spaces provide opportunities to engage and activate the streetscape.

The podium roof deck provides a heavily landscaped cap to the podium featuring private and communal outdoor spaces. Communal lounge spaces interface with external BBQ & picnic spaces and an edible garden invites hands-on interaction with nature. All units have generous balconies as a private external extension to open planned living spaces.

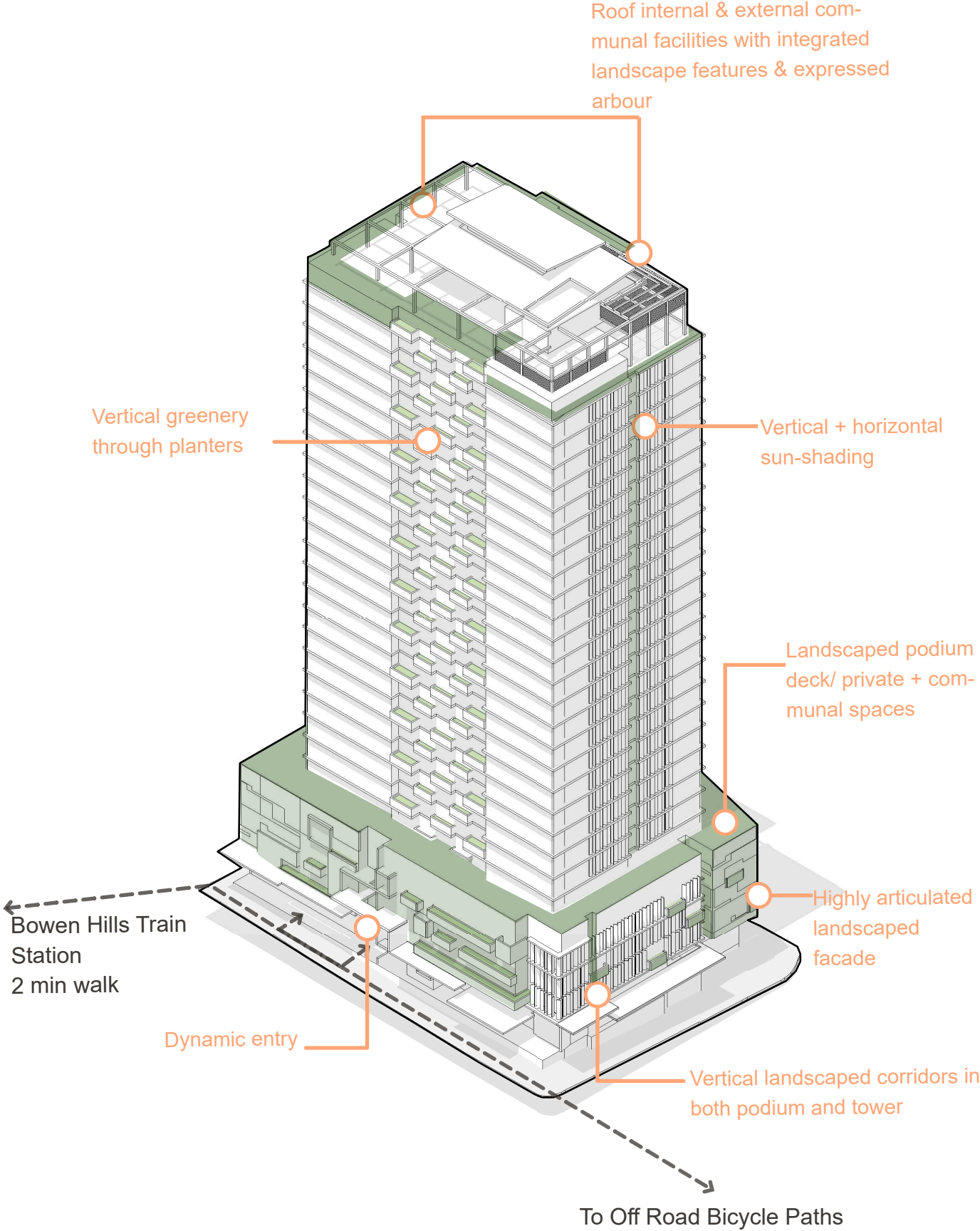
The lower roof levels provide enclosed / semi-enclosed sky lounge and BBQ / dining spaces, leveraging significant city views, along with a roof deck level featuring a 25m main pool with wet edges. In addition, plunge pools all fully integrate into the landscaping/ harbour framing that provide a high level of amenity for the residents with 360 degree panoramic views.

3 Illuminate with Daylight

Considered building setbacks ensure daylight penetration is maximised into the tower and the public realm below. The core is located centrally, this enables positive daylight and expansive views from units. The use of high-quality facade systems and a combination of glazing, solid cladding, sun-shading devices, insulation and deep recesses are proposed to create an efficient response to Brisbane's subtropical climate. All apartments have access to natural light as well as opportunities for deep shade responding to Brisbane's subtropical environment.

4 Natural Air and Ventilation

Communal spaces, city rooms, apartment lobbies and public/ private balcony spaces have options to be openable, maximising indoor/ outdoor engagement and natural ventilation opportunities supplemented by mixed mode mechanical ventilation systems. Outdoor breakout spaces are arranged in appropriate locations to take advantage of the subtropical climate and outlook opportunities whilst overcoming environmental challenges.



ELEMENTS		Y/N
01	ORIENTATE YOURSELF	
1.1	LOCATION AND ORIENTATION	
1.2	MASSING AND INTERNAL LAYOUT	
1.3	VIEWS	
1.4	STREET ACTIVATION	
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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	

5 Shade and Protect

The ground level boundary setbacks integrated with footpath awnings, street trees and landscape features, provide a high amenity shaded promenade to the street frontages. The design and unique composition of architectural sunshade and planter/ landscape and balcony features to suit the various orientations and functionalities, provide a high degree of articulation and shade with subsequent liveability benefits to all occupied spaces of the podium and tower.

6 Living Greenery

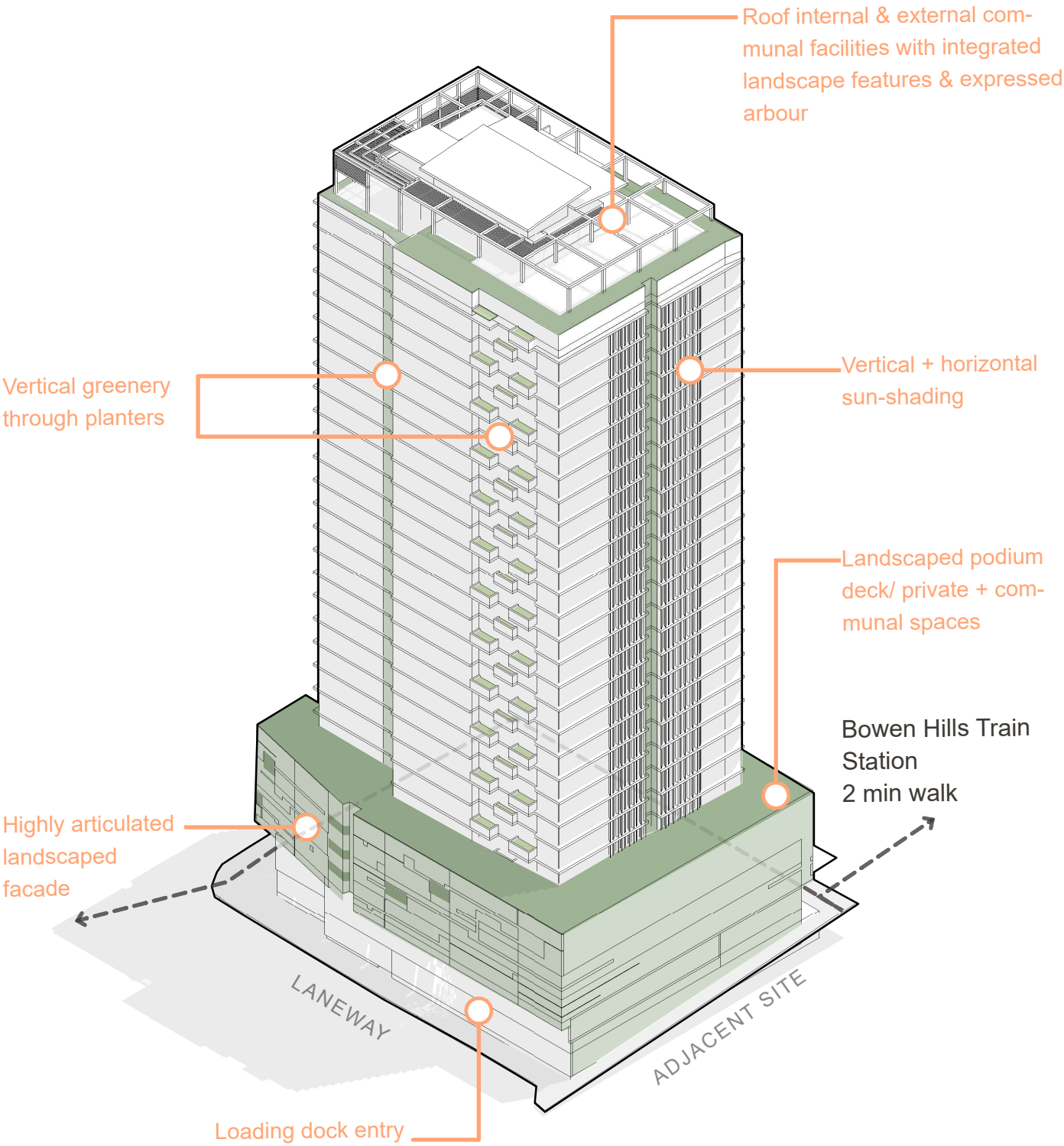
Landscaping elements feature heavily in the composition and articulation of the design, promoting SE QLD's subtropical lifestyle and biodiversity whilst enriching the public domain and various external space interfaces within the project. Organic, geometric attributes are integrated into the facade design with the extensive use of planters (expressed or recessed), green walls - expressed vertically and horizontally, and elevated gardens integrated into the tower facade and the podium/ tower roof levels.

7 Identity Matters

The architectural language featuring layered organic, geometric forms and complimentary materiality, with significant integration of landscape features highlighted with discrete lighting, will provide a unique exemplary addition to Brisbane's subtropical urban/ built environment landscape.

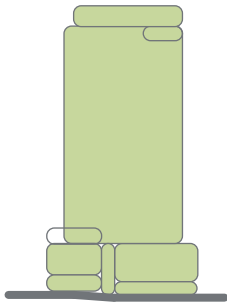
8 Reduce Energy and Water

The building is in close proximity to the CBD/ public transport options with highly accessible active transport (bicycle facilities) provided, reducing the reliance on cars. Electric/ share car provisions will further negate this need. The building build to rent - developer/ owner long term hold project vs developer short term hold/ sell model, results in an interest in integrating environmental initiatives that have longer term payback/ value add benefits. Water/ energy efficiencies + harvesting have well known short and long term benefits. Optimally designed building services and robust materiality/ detailing reduces ongoing running and maintenance costs. Improved environmental outcomes and high quality communal facilities improves tenant amenity/ churn rates + sustain property values over the long term.



03 DESIGN RESPONSE

BUILD TO RENT - COMMUNITY WITHIN THE WIDER COMMUNITY



Large high density residential projects are typically designed, constructed and managed usually as individual single unit assets of various typologies for long term ownership and short / longer term rental. Build-to-rent (BTR) is aimed at a growing rental market seeking long term rentals, community identity, with the whole development owned / managed by a specialist investment entity.



1 FLEXIBLE LEASING

Residents will have options to relocate into different apartments without breaking their lease, depending on their needs. Residents will also have flexible carparking and storage options at any time during their lease, resulting in savings to the tenant



2 VALUE ADDED SERVICES

Wide range of non-tenured services can be offered to residents by BTR management. This includes dry cleaning, dog walking, house cleaning, furniture, and appliance packaging. Thus, resulting in a high standard of convenience suitable for urban living styles.



3 COMMUNAL AREAS

The concept design for the BTR project has been designed to maximise amenities available to the residents. The design proposes 2885.14m2* of common areas located on ground, podium and deck levels as well as dynamic roof level recreation spaces. All the common spaces provide unimpeded views of the Brisbane River to maximise the livability of the project with common areas equating to over 9.7m2 per unit.

**Note: Includes indoor and outdoor areas. Refer to 14284_SK41*



4 TECHNOLOGY

The development will be provisioned for the latest in technology for all residents including self-management of leases, subscriptions and booking for communal areas. Electric car/ bicycle share and automated parcel storage are available additions to technology orientated living style.



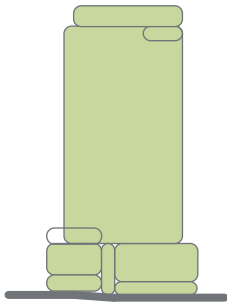
5 WELLNESS AND PET FRIENDLY

Classes range from gym to yoga and wellness, and are available to all residents, lifting the standard of apartment living alongside resident's lounges.

The development will be pet friendly for resident's animals, who will have access to a ground level pet washing facility. Surfaces are specified for high wearing to minimise the wear and tear from pets.

03 DESIGN RESPONSE

BUILD TO RENT - PRECEDENTS



1 LOBBY

Opportunities for casual/ shorter term engagement occupation, chance social interactions + meet and greet points



2 CO-WORKING

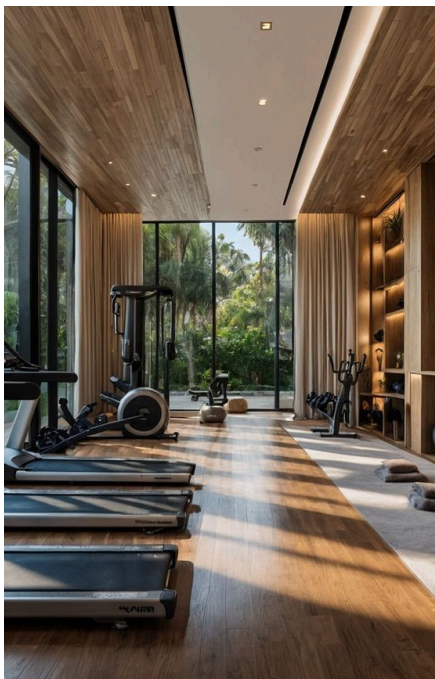
Co-working spaces are located on the ground level that facilitates various levels of resident/ external visitor engagement within various settings including:

- cafe style internal/ external social spaces
- Individual, small group and larger group settings
- Various scaled multi-purpose meeting rooms
- Hospitality provisioning - bar/ cafe/ kitchenette/ short term storage



3 GAMES + RECREATIONAL

More socially orientated games and recreational spaces, with the potential resident, guest interaction is located on the 1st level with direct connection to the ground level entry/ co-working spaces. Includes: Pool table, table tennis, card areas, large screen settings for TV events, gaming and sound proof music room spaces.



4 GYM + YOGA SPACES

The 2nd podium level transitions into gym facilities including bike/ cardio machines and weight training spaces that encourage the potential social interactions between residents. Quieter, more contemplative yoga and wellness spaces are on the 3rd podium level.

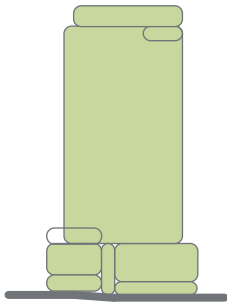


5 BIKE STORAGE

Inner city urban lifestyles are less dependent on cars due to the close proximity to public transport, work and shopping precincts. This is supplemented with personal bicycles for quicker work commuting times + fitness. The BTR project is located close to this extensive network of cycling paths.

03 DESIGN RESPONSE

BUILD TO RENT - PRECEDENTS



6 COMMUNAL LOUNGES

Various lounge areas are dispersed throughout the communal areas to suit the various social settings including: ground level co-work/ lobby spaces, TV event spaces up to the potential of more sophisticated sky lounge spaces that have the potential for events and leverage the panoramic city skyline views.



7 PRIVATE DINING

Private dining spaces are disbursed throughout the communal areas including the ground level co-working spaces, more casual podium roof deck BBQ spaces to the potentially more sophisticated roof top levels with the panoramic views.



8 ROOFTOP BBQ FACILITIES

the podium rooftop and tower rooftop dining spaces contain BBQ facilities to aid with real time catering to suit the various types of social interactions that occur in these spaces.



9 ROOF TERRACE

Well landscaped private and communal roof terraces provide opportunities for residents to engage with outdoor spaces - fresh air and nature. Communal edible gardens on the podium roof level provide opportunities for hands on interaction with nature.

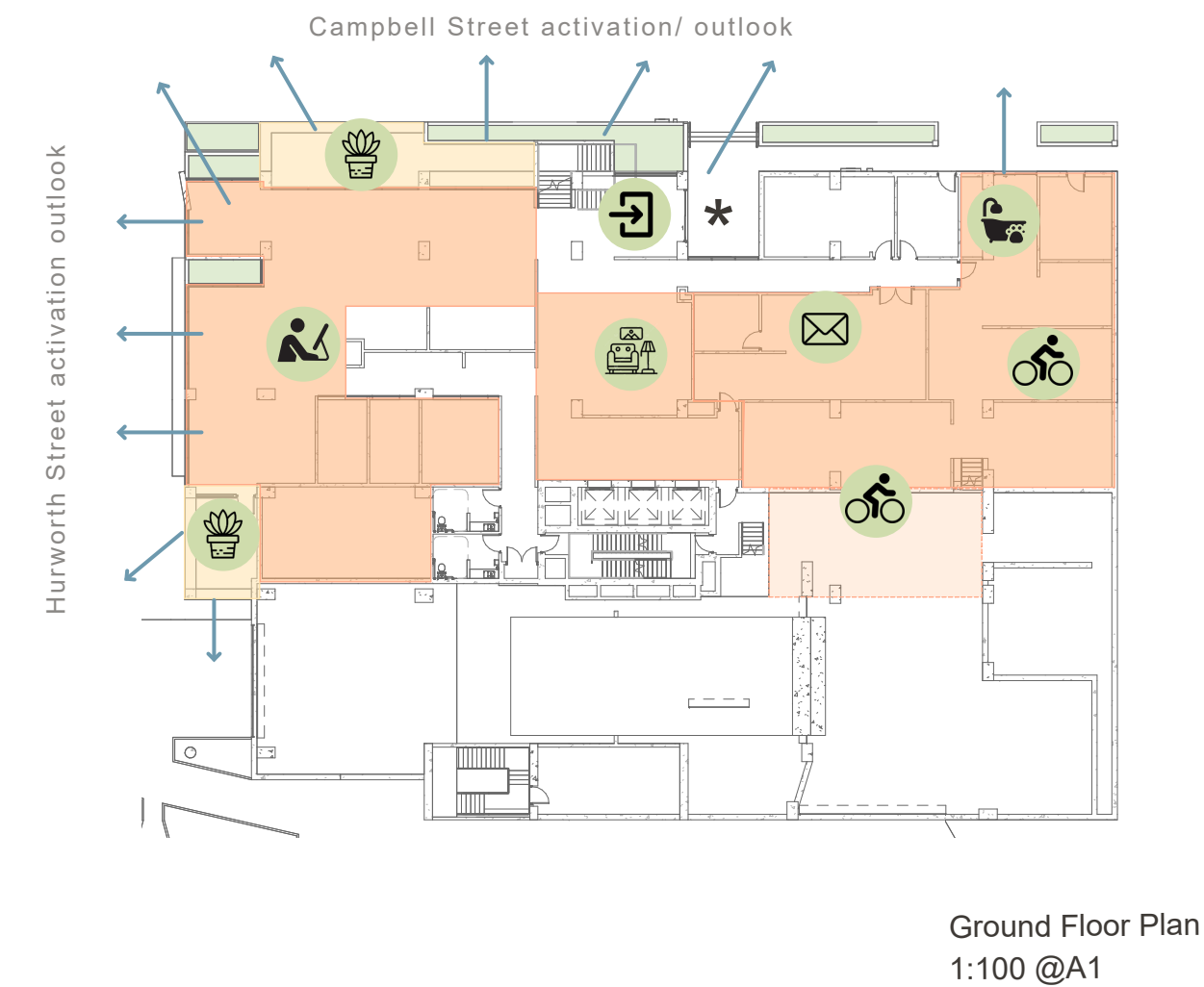


10 ROOFTOP POOLS

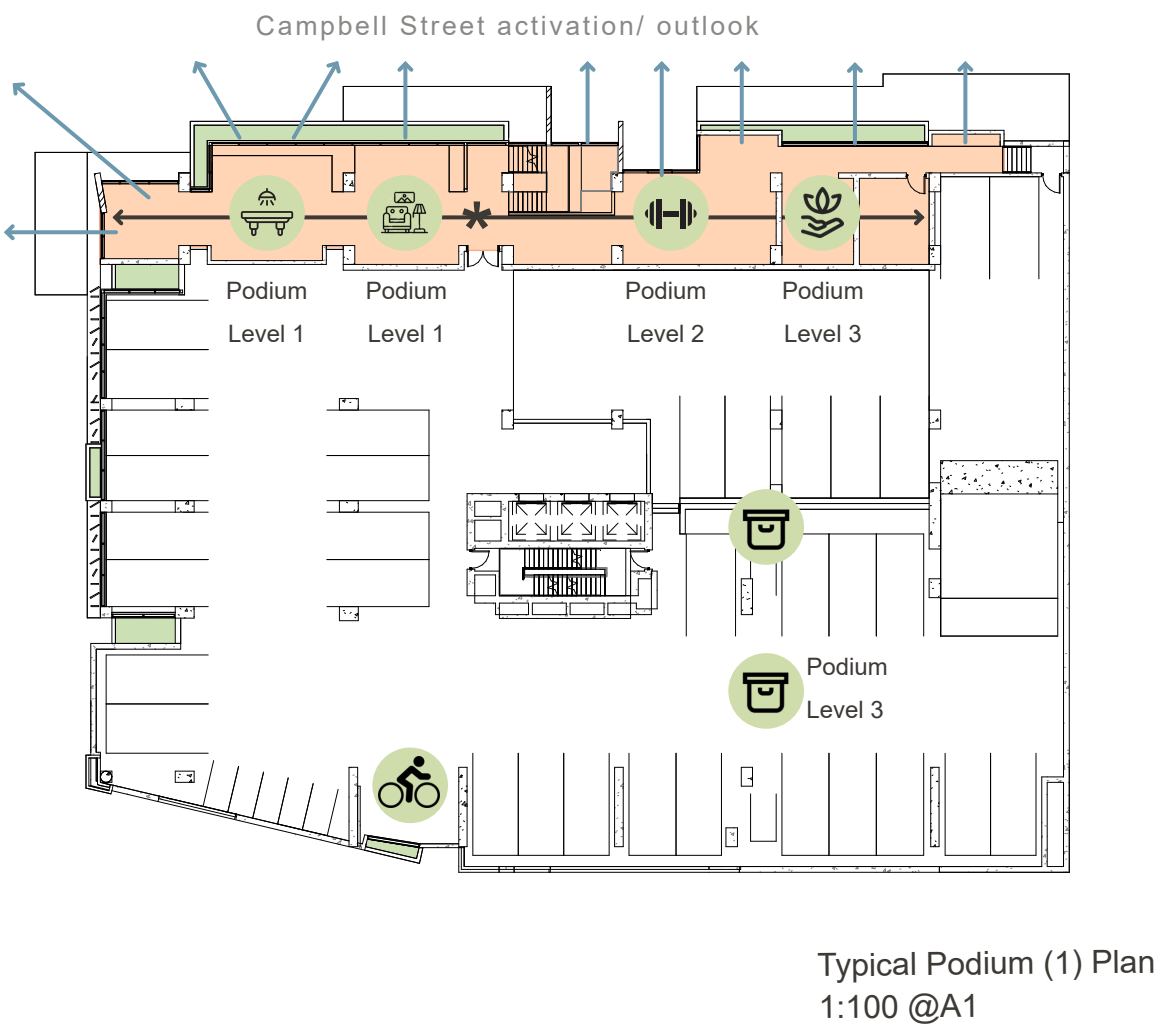
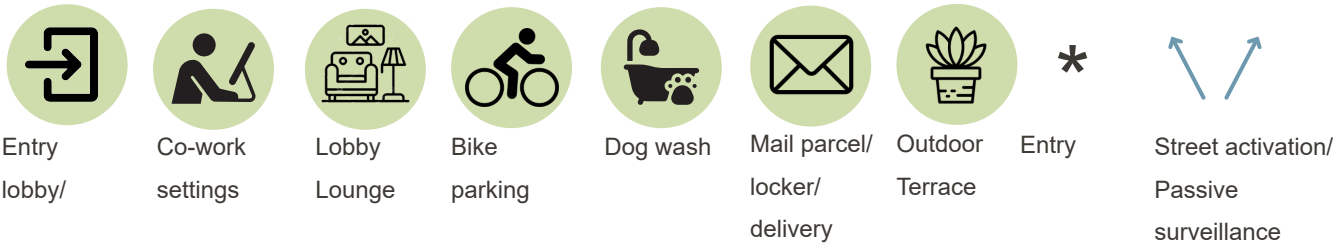
The roof top 25m lap pool and hot and cold plunge pools are integrated into the landscaping and terraces spaces that harness the panormaic views is a fundamental requirement for all larger scale residential developments.

03 DESIGN RESPONSE

COMMUNAL AREAS



1. Ground Communal Spaces



2. Podium Communal Spaces



03 DESIGN RESPONSE

COMMUNAL AREAS

3. Podium Deck Communal Spaces

Podium lounge

Outdoor Recreation

Communal Gardens

Outdoor BBQ

Arrival Point

View/Outlook

4. Lower roof-deck Communal Spaces

Sky Dining

BBQ

Sky Lounge

Arrival Point

View/Outlook

5. Roof-deck Communal Spaces

Lay-down lawn

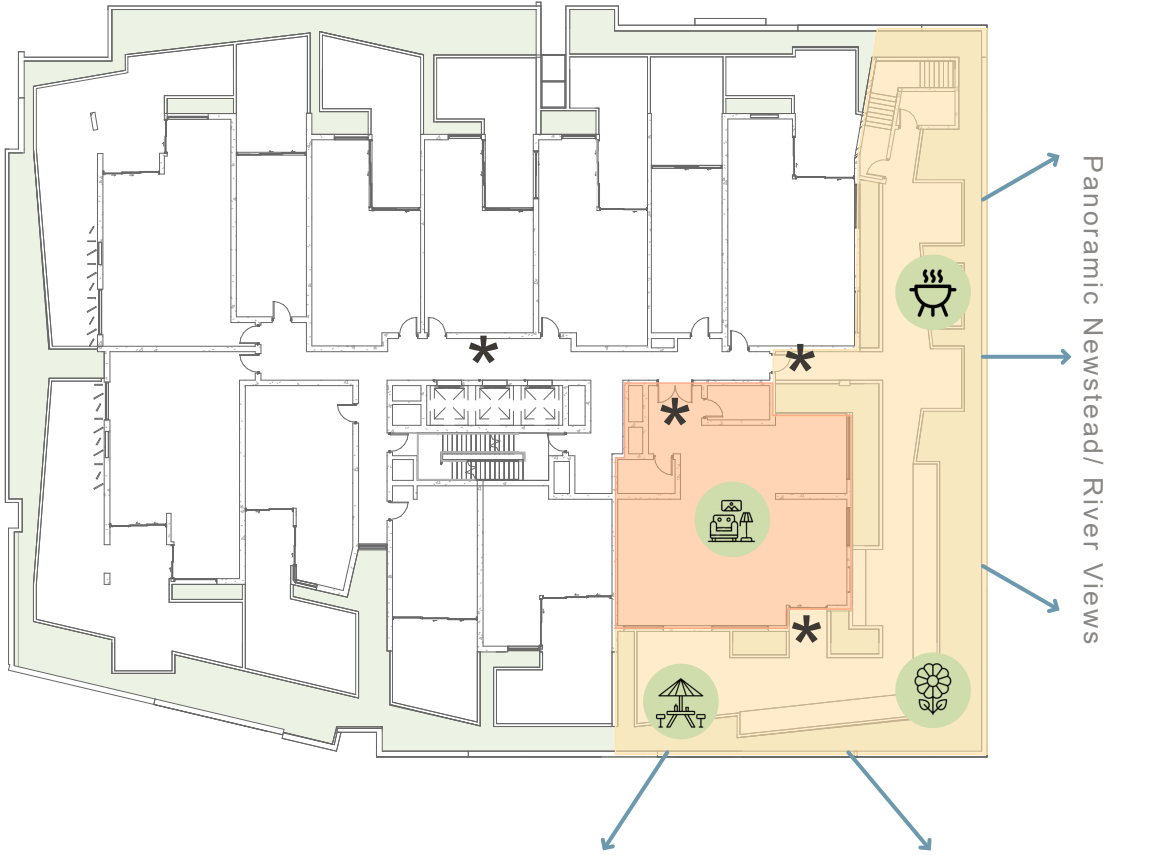
Lap + Plunge

BBQ

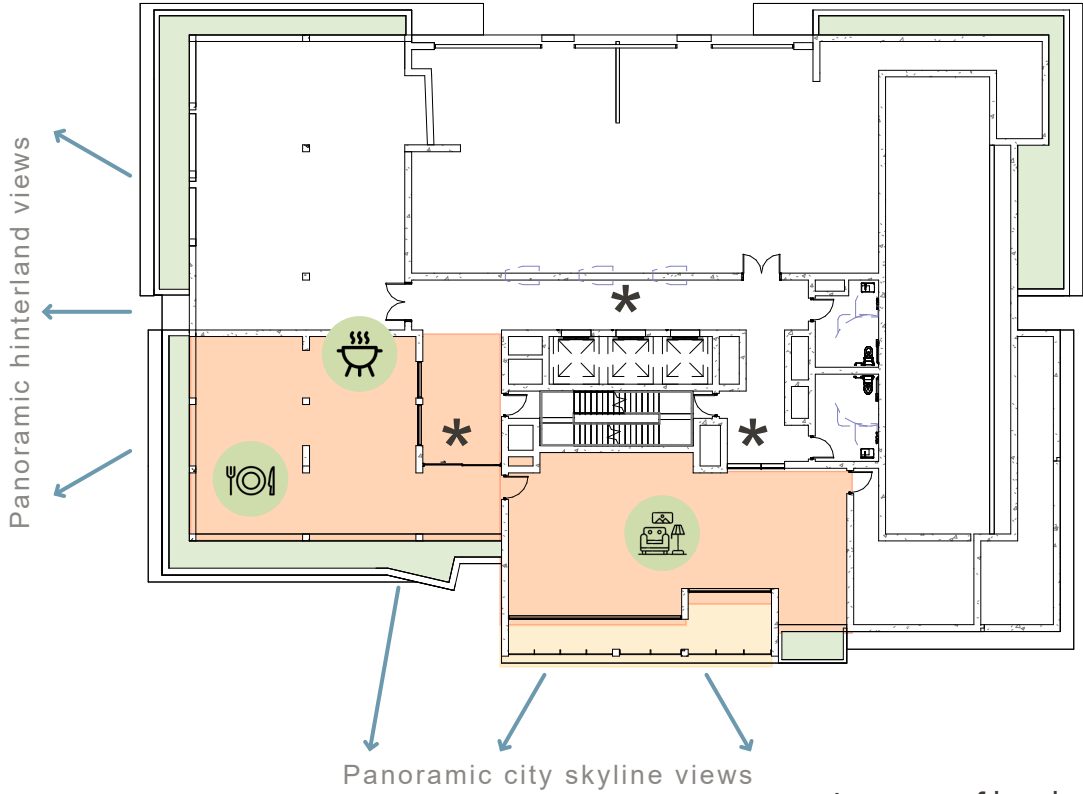
Poolside lounge/cabanas

Arrival Point

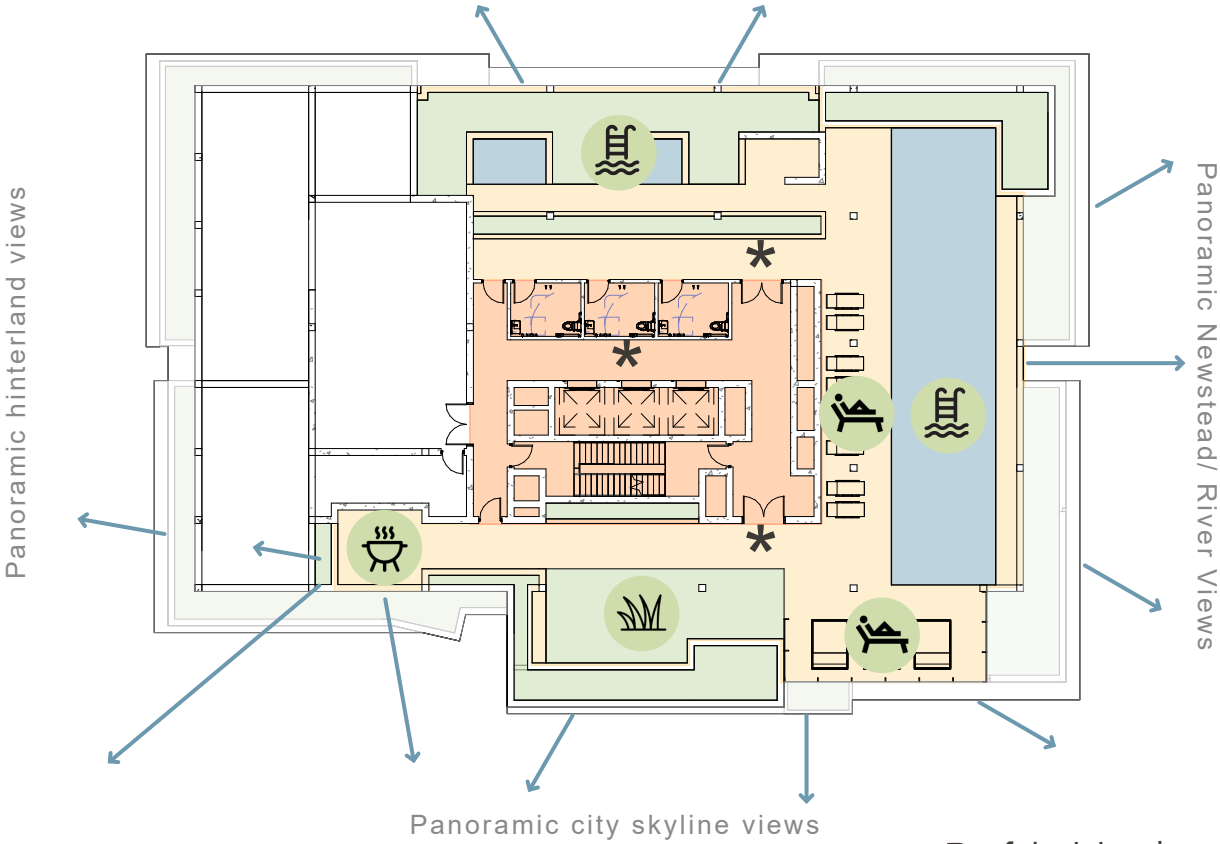
Panorami c Views



Lvl 4 Podium Deck Plan
1:100 @A1



Lower roof level
1:100 @A1



Roof deck level
1:100 @A1



04 Visualisation

04 VISUALISATION
PERSPECTIVE



04 VISUALISATION
PERSPECTIVE



Corner of Campbell and Hurworth Street

04 VISUALISATION
PERSPECTIVE



04 VISUALISATION
PERSPECTIVE



04 VISUALISATION
PERSPECTIVE



04 VISUALISATION
PERSPECTIVE



05 Architectural Drawings



Builder and/or subcontractors shall verify all project dimensions before commencing on-site work or off-site fabrication. Figured dimensions shall take precedence over scaled dimensions. This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission of Nettleton Tribe Partnership Pty Ltd.

Builder

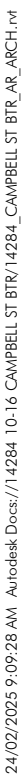
Key Plan

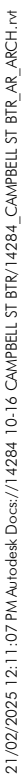


ER LEVELS (LEVELS 4-26)

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e: brisbane@nettletontribe.com.au w: nettletontribe.com.au



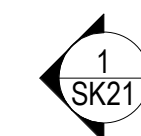


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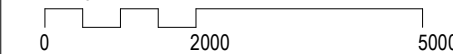
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Builder

Project Name
14284 CAMPBELL ST

Project Address
10-16 Campbell Street, Bowen Hills

Key Plan

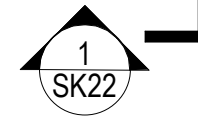


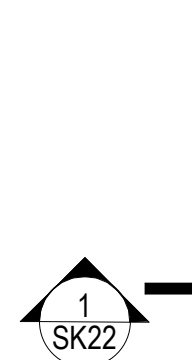
Drawing Title:
LEVEL 28 ROOF DECK PLAN

Author:	Checker:	Sheet Size:	Scale:
CL	JW	A1	1:100
Drawing Number:			Issue:
14284 SK16			4

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[illegible]

Builder

Key Plan



Scale:
1:200

Issue:
4

GL01	FULL HEIGHT GLAZING SYSTEM DARK TINT GLAZING MONUMENT FRAMING TO BE MONUMENT POWDERCOAT
BAL01	SEMI-FRAMELESS GLASS BALUSTRADE DARK TINT GLAZING STANCHION TO BE MONUMENT POWDERCOAT
BAL02	FULL-HEIGHT SEMI-FRAMELESS GLASS BALUSTRADE DARK TINT GLAZING STANCHION TO BE MONUMENT POWDERCOAT
WF01	PRECAST CONCRETE PANEL - MINERAL STAIN GREY
WF02	PRECAST CONCRETE PANEL - MINERAL PAINT BRILLIANT WHITE
WF03	BLOCK WALL; RENDERED AND PAINTED - MINERAL PAINT GREEN-GREY
WF04	PRECAST CONCRETE PLANTER BOXES
SCR01	PERFORATED POWDERCOAT VERTICAL BLADES WITH VARYING ORIENTATION AND COLOUR
SCR02	POWDERCOAT VERTICAL BLADES WITH VARYING ORIENTATION AND COLOUR
SCR03	LOUVRE SCREEN TO PLANT - MONUMENT
SCR04	FRAMED MESH INFILL SCREEN - MONUMENT
CLA01	SOLID ALUMINIUM CLADDING - BRILLIANT WHITE, TO AWNINGS AND WINDOW BOX FRAMES
RF01	METAL ROOF TYPE 1 -- WHITE CONCRETE TEXTURE PARAPET, BOX GUTTER AND METAL ROOF SHEET
RF02	METAL ROOF TYPE 2 -- PERGOLA, MONUMENT POWDERCOATED FINISH

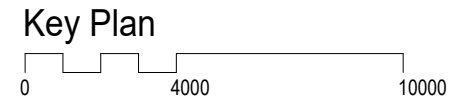
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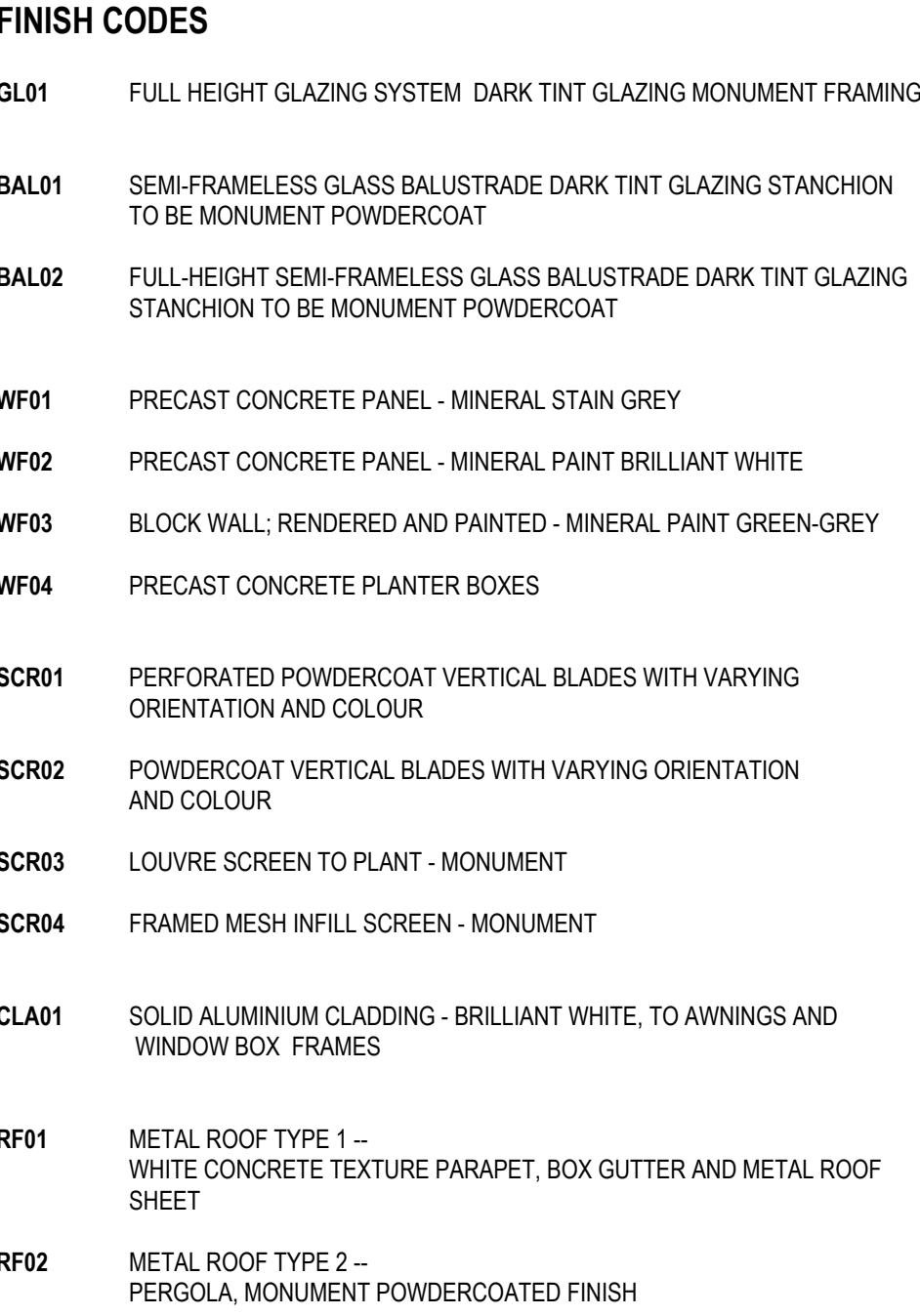
Project Address
10-16 Campbell Street, Bowen Hills

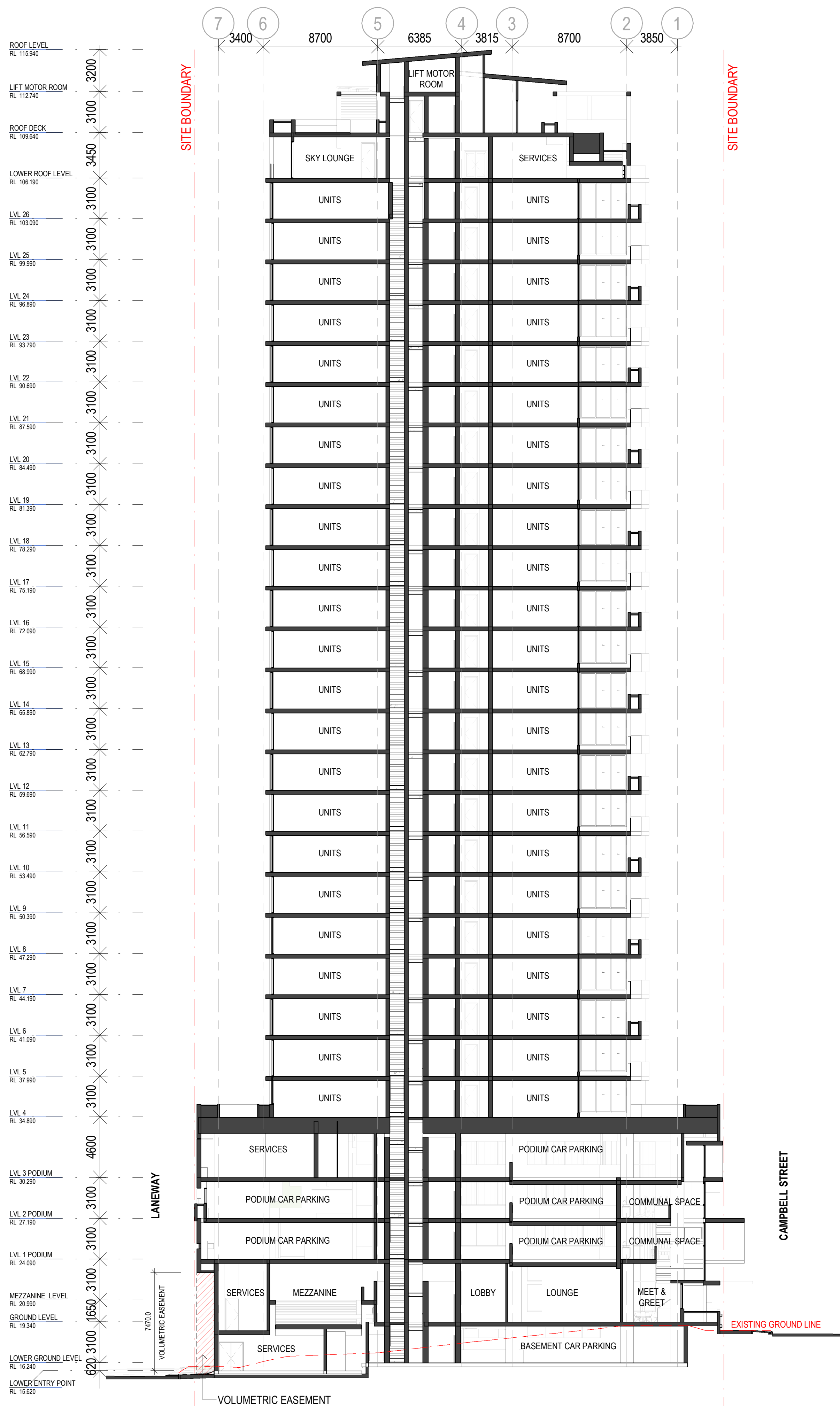


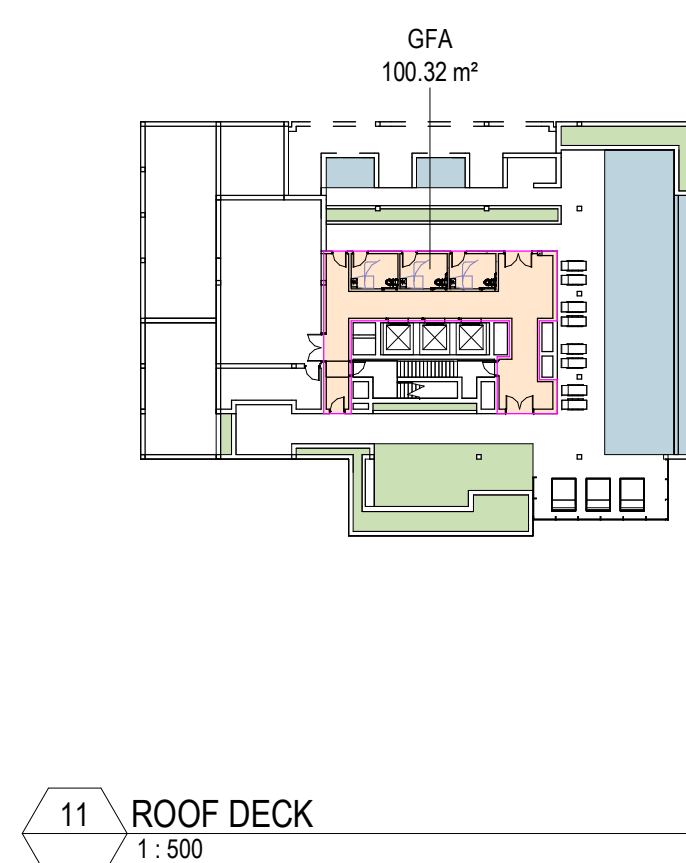
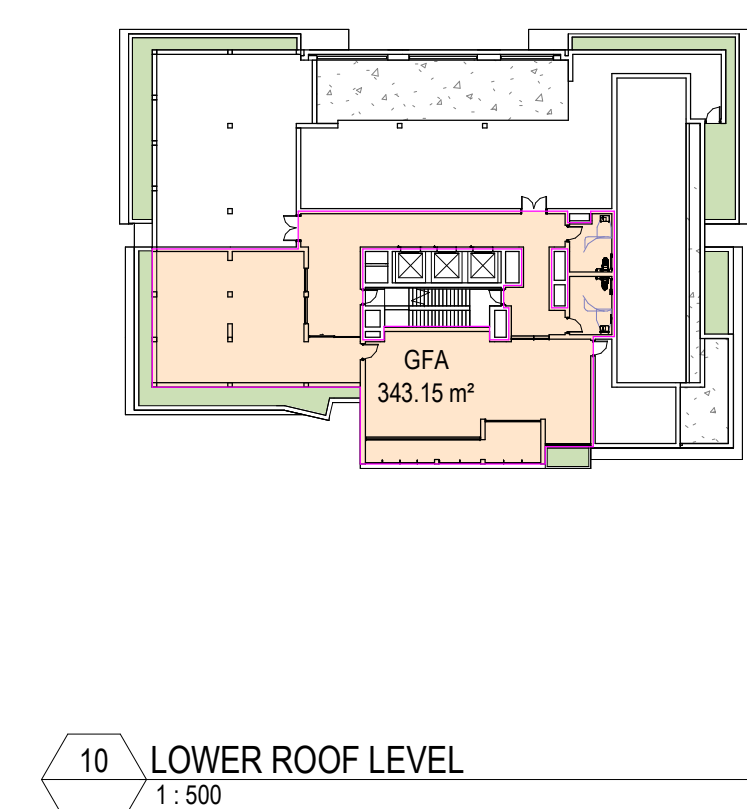
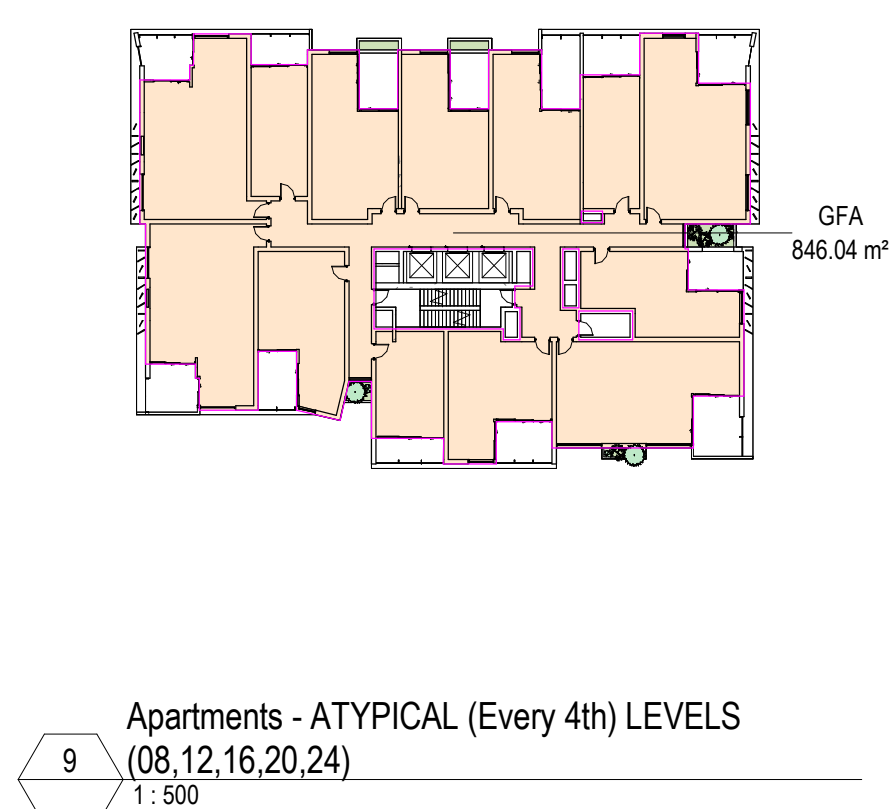
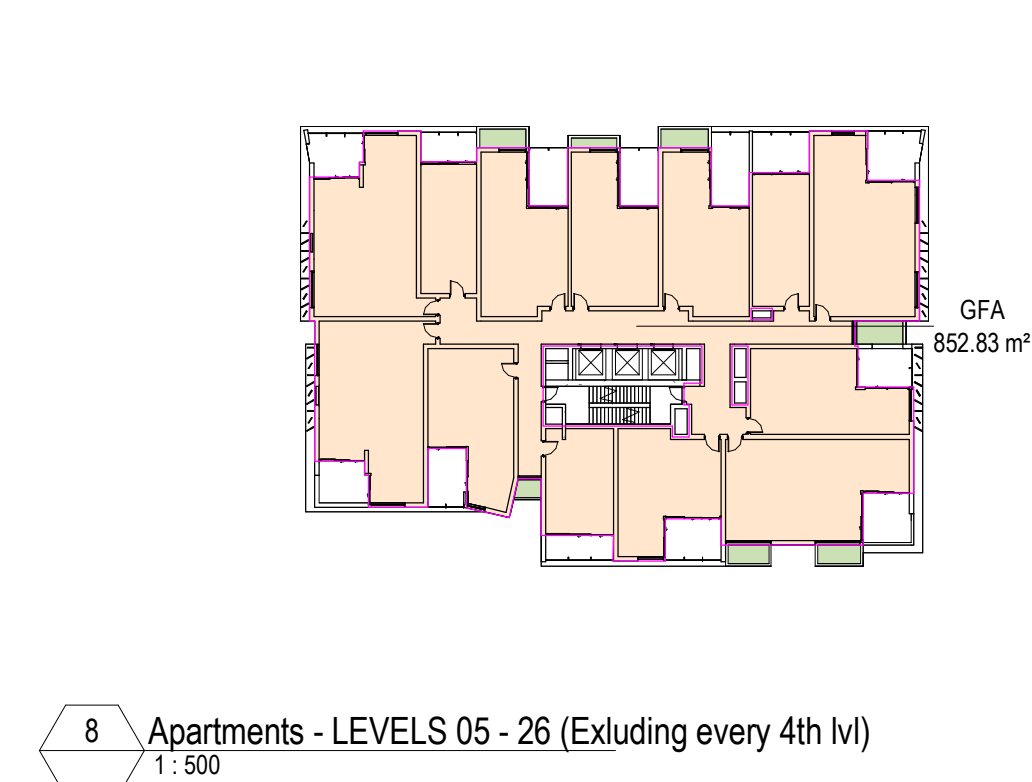
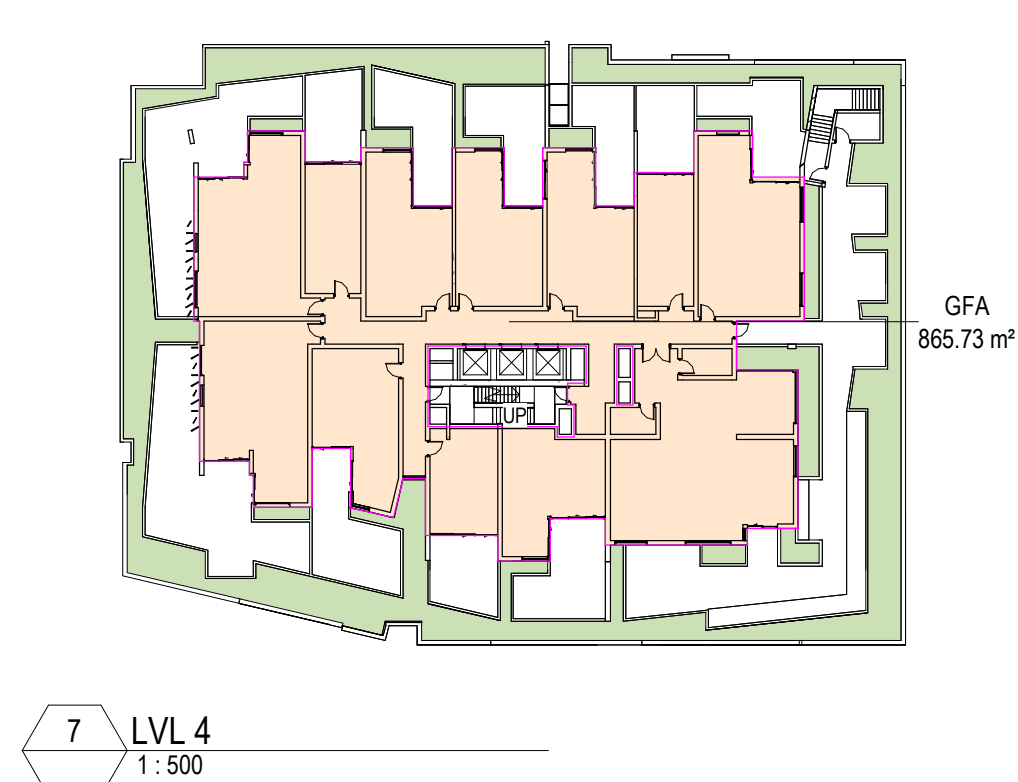
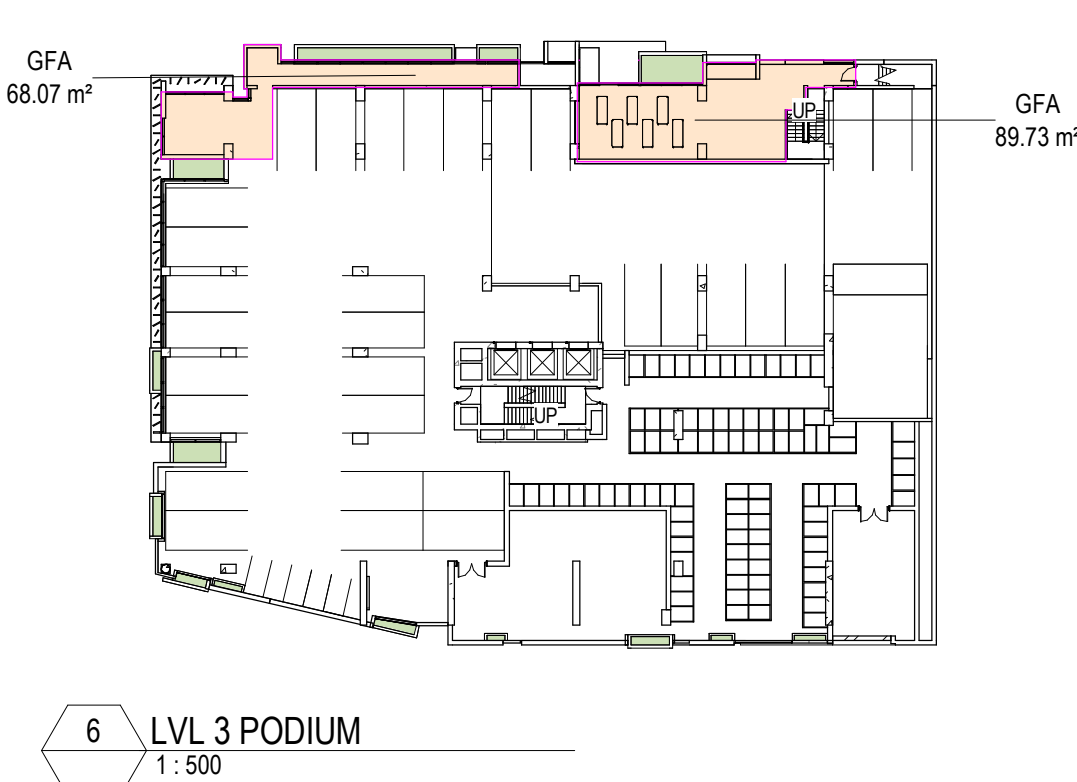
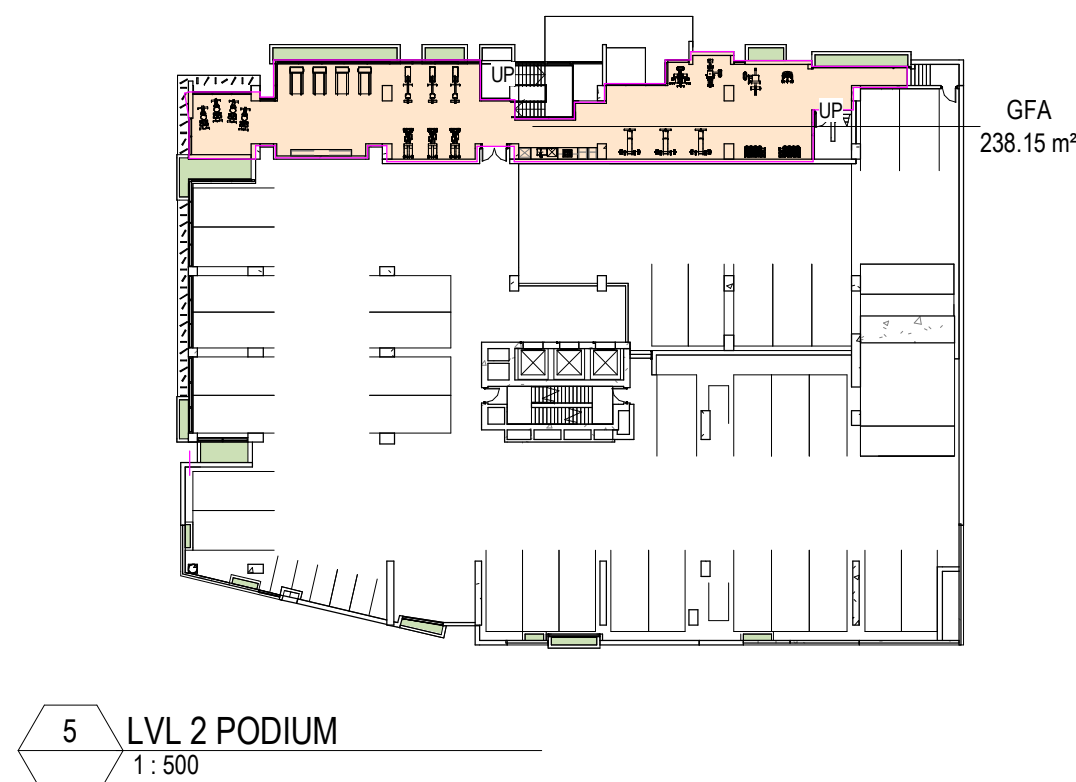
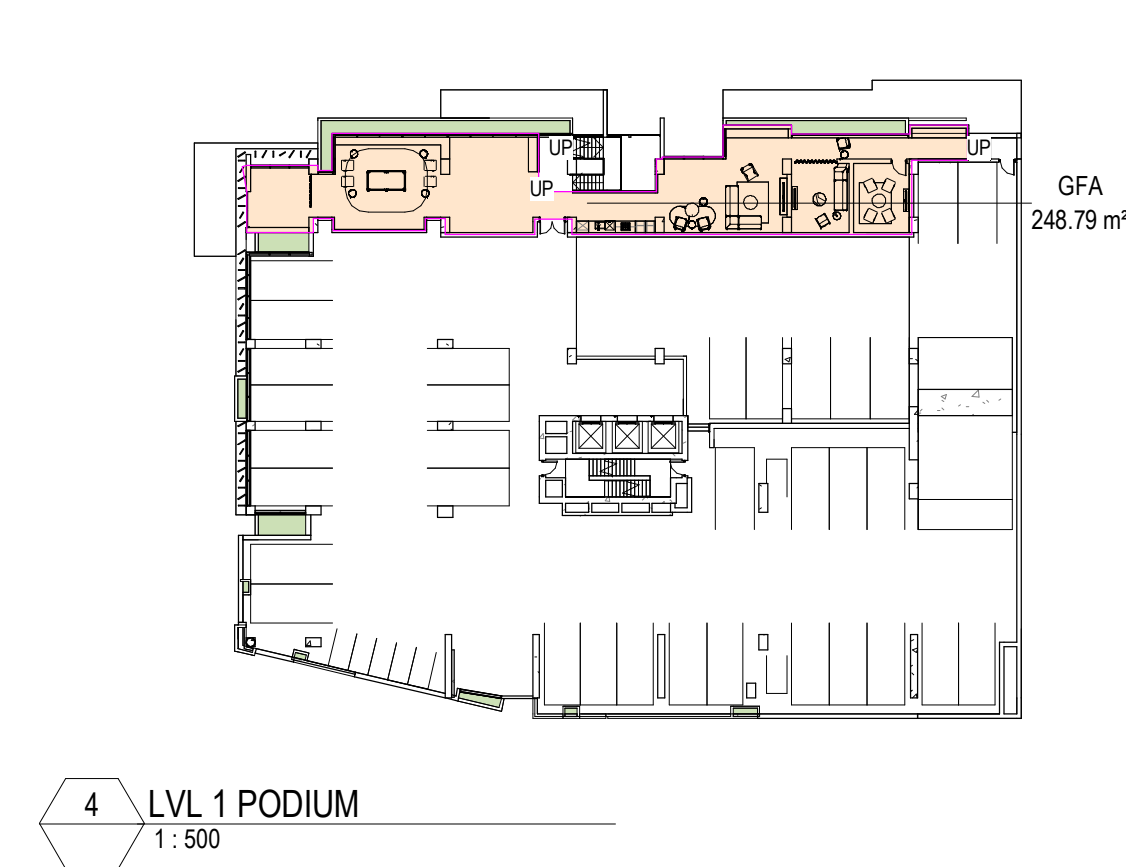
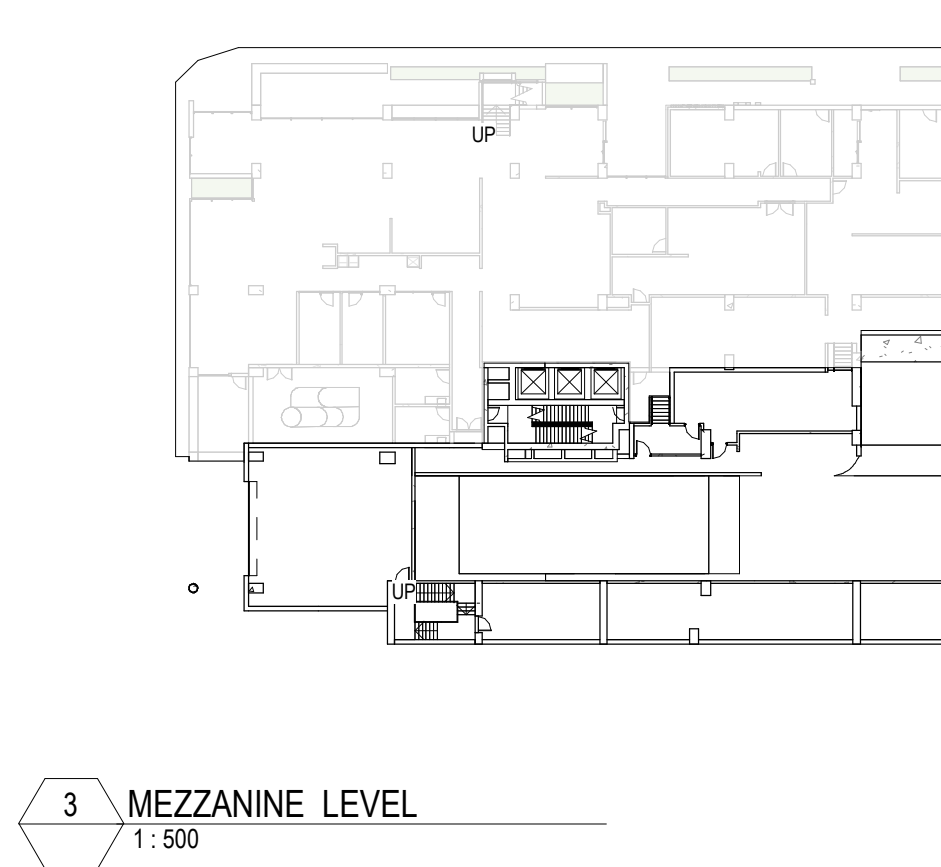
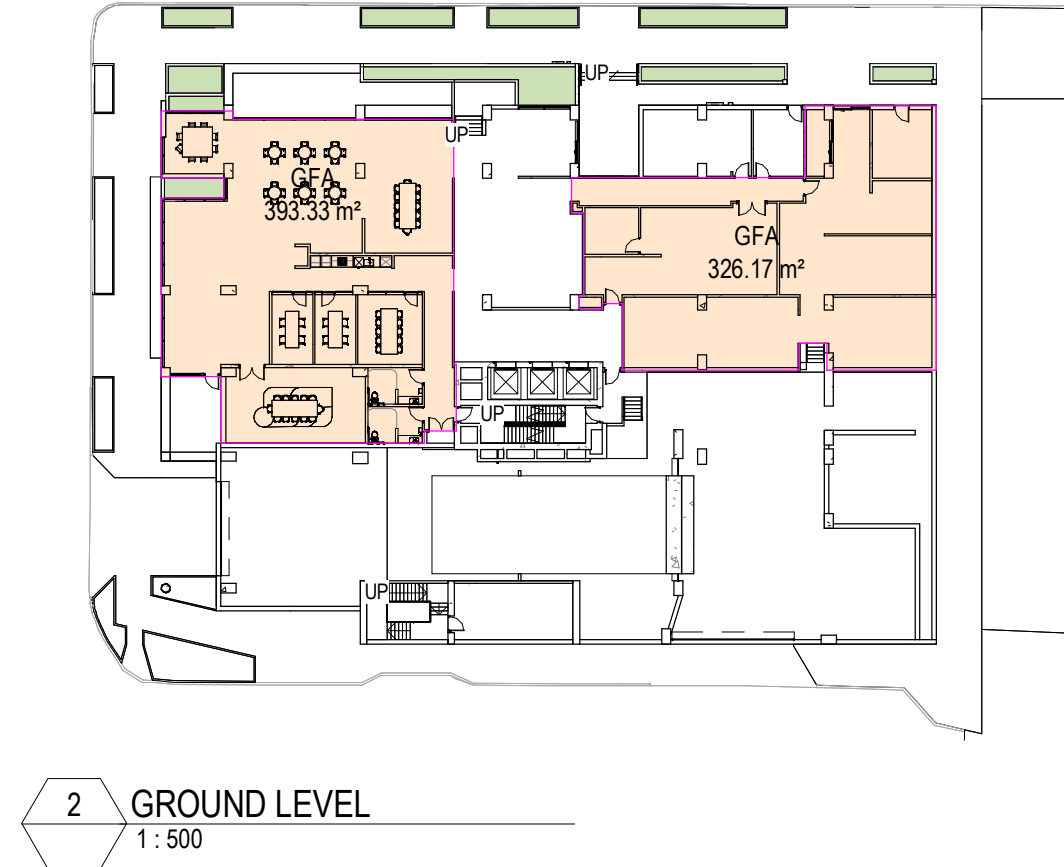
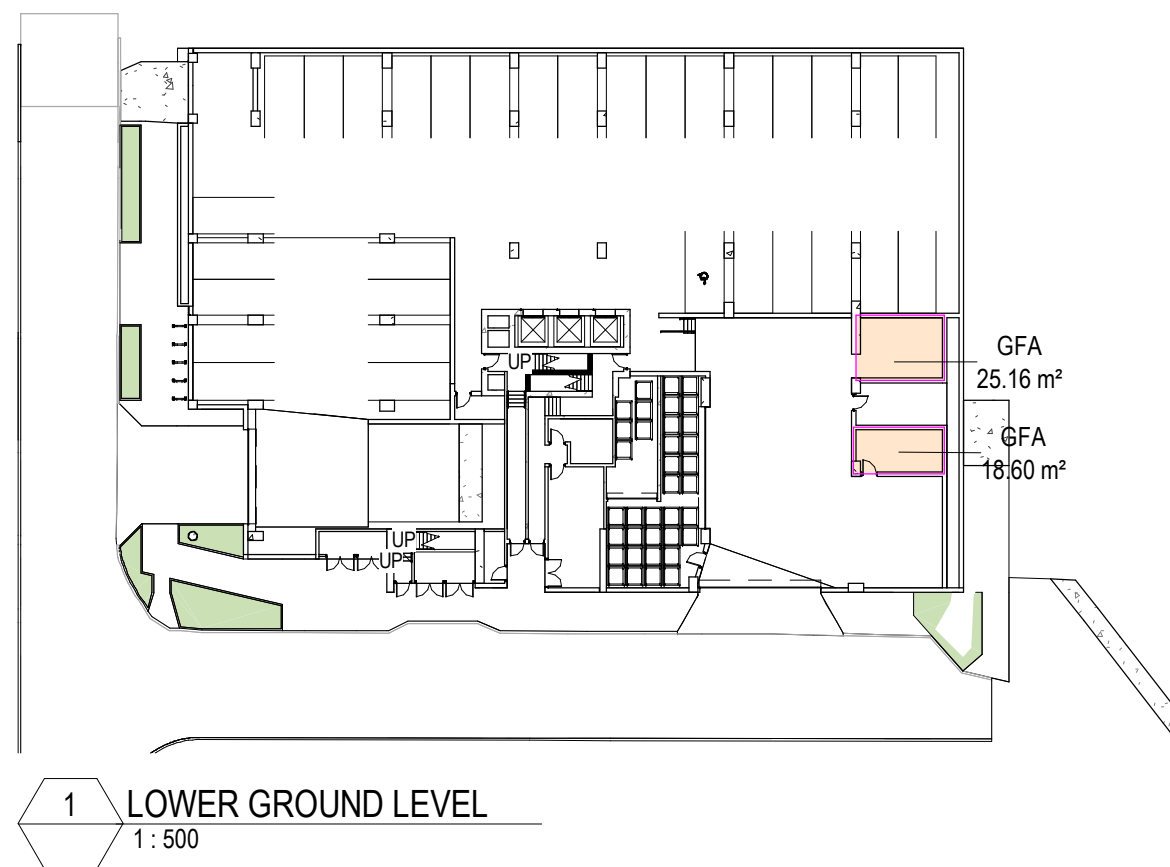
Issue: **4**

RF02 METAL ROOF TYPE 2 --
PERGOLA, MONUMENT POWDERCOATED FINISH

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Area Schedule (GFA)		
Level	Name	Area
Not Placed	GFA	0.00 m²
LOWER GROUND LEVEL	GFA	43.75 m²
GROUND LEVEL	GFA	719.50 m²
LVL 1 PODIUM	GFA	248.79 m²
LVL 2 PODIUM	GFA	238.15 m²
LVL 3 PODIUM	GFA	157.80 m²
LVL 4	GFA	865.73 m²
LVL 5	GFA	852.83 m²
LVL 6	GFA	852.74 m²
LVL 7	GFA	852.83 m²
LVL 8	GFA	846.04 m²
LVL 9	GFA	852.83 m²
LVL 10	GFA	852.83 m²
LVL 11	GFA	852.83 m²
LVL 12	GFA	846.04 m²
LVL 13	GFA	852.83 m²
LVL 14	GFA	852.83 m²
LVL 15	GFA	852.83 m²
LVL 16	GFA	846.04 m²
LVL 17	GFA	852.83 m²
LVL 18	GFA	852.83 m²
LVL 19	GFA	852.83 m²
LVL 20	GFA	846.04 m²
LVL 21	GFA	852.83 m²
LVL 22	GFA	852.83 m²
LVL 23	GFA	852.83 m²
LVL 24	GFA	846.04 m²
LVL 25	GFA	852.83 m²
LVL 26	GFA	852.83 m²
LOWER ROOF LEVEL	GFA	343.15 m²
ROOF DECK	GFA	100.32 m²
Grand total		21445.43 m²

GFA PLOT RATIOS

With roof levels GFA: $= 21453.74 / 2101.96$
 $= 10.21\%$

Without roof levels GFA: = 21014.58 / 2101.96
= 10.00%

Unit GFA only:	= 19597.04 / 2101.96 = 9.32%
----------------	---------------------------------

Plot area: 2101.96m²

GFA GROSS FLOOR AREA DEFINITION

Gross floor area for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre 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 manoeuvring vehicles; or
- f. unenclosed private balconies whether roofed or not

NOTE

Areas are approximate only and are TBC by a surveyor

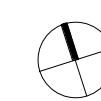
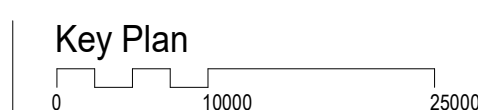
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Builder

Project Name
14284 CAMPBELL ST

Project Address
10-16 Campbell Street, Bowen Hills



Drawing Title:
GFA Area Plan

Author: CL Checker: JW Shd: A

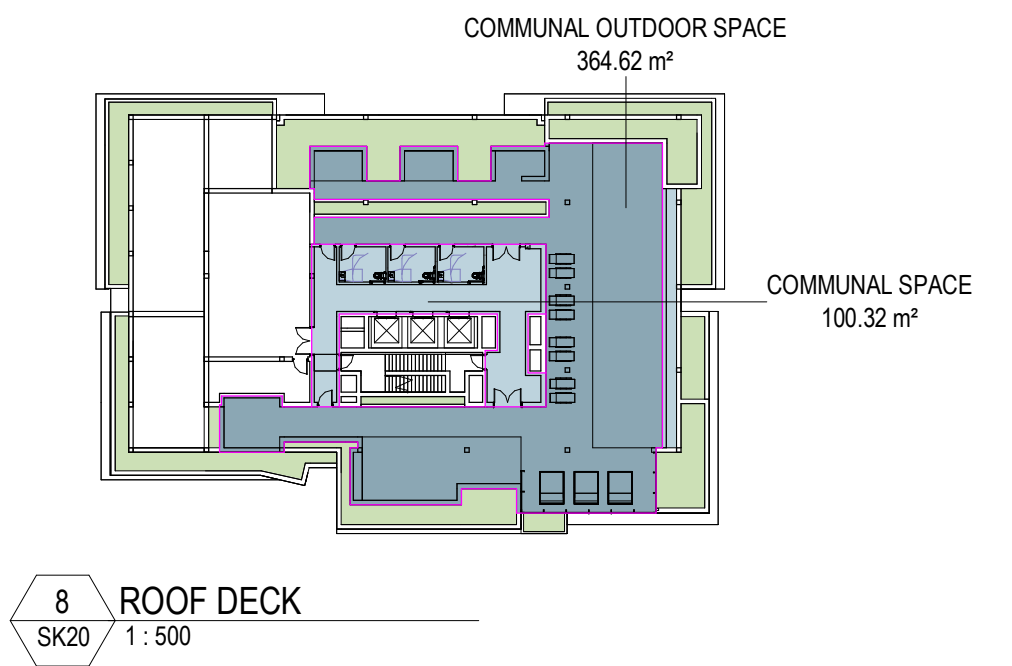
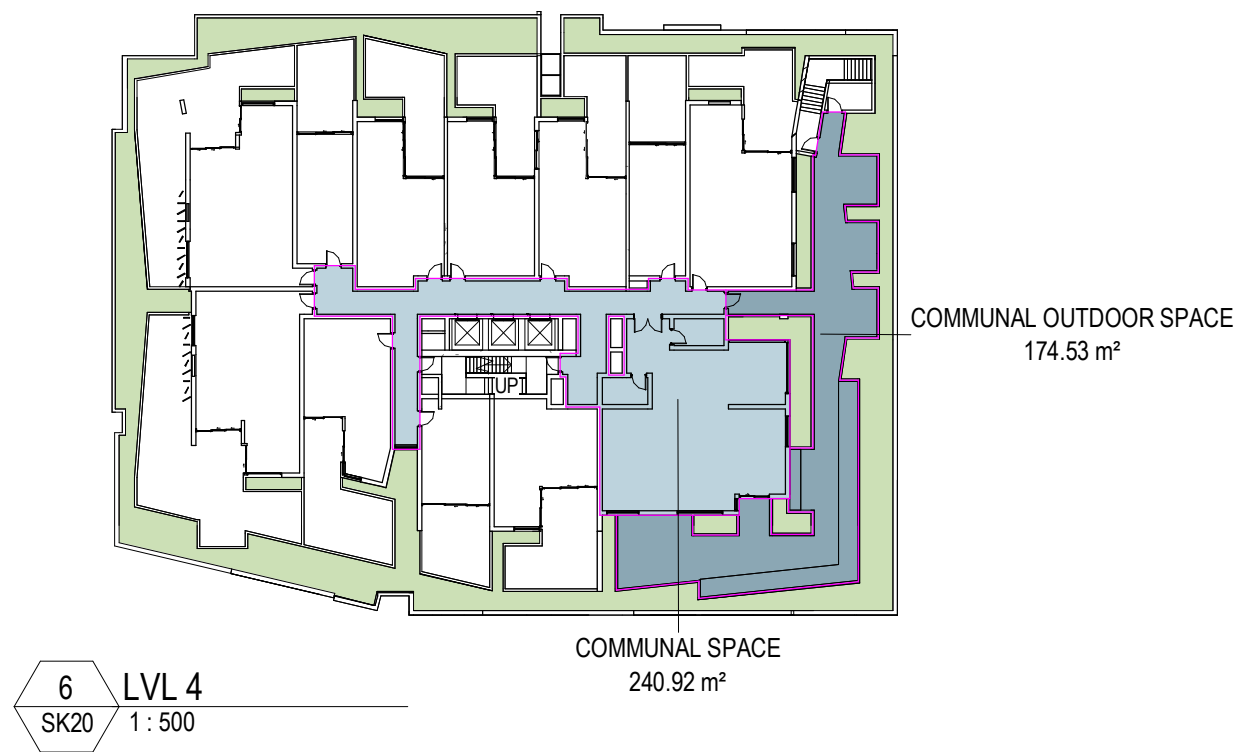
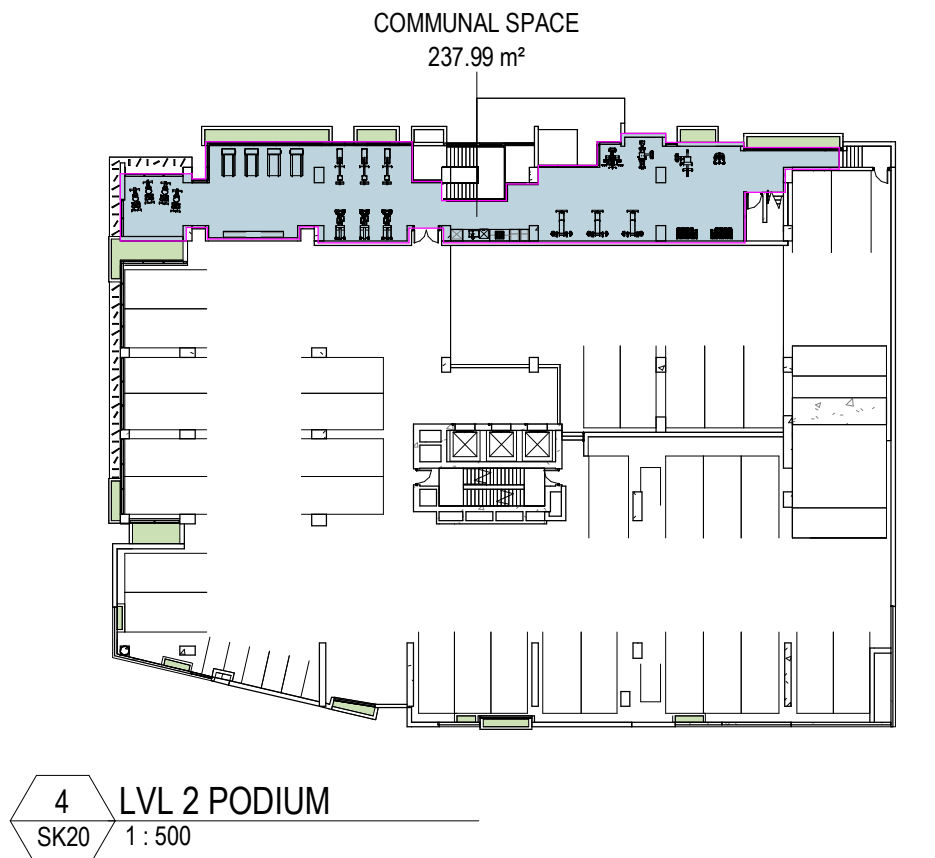
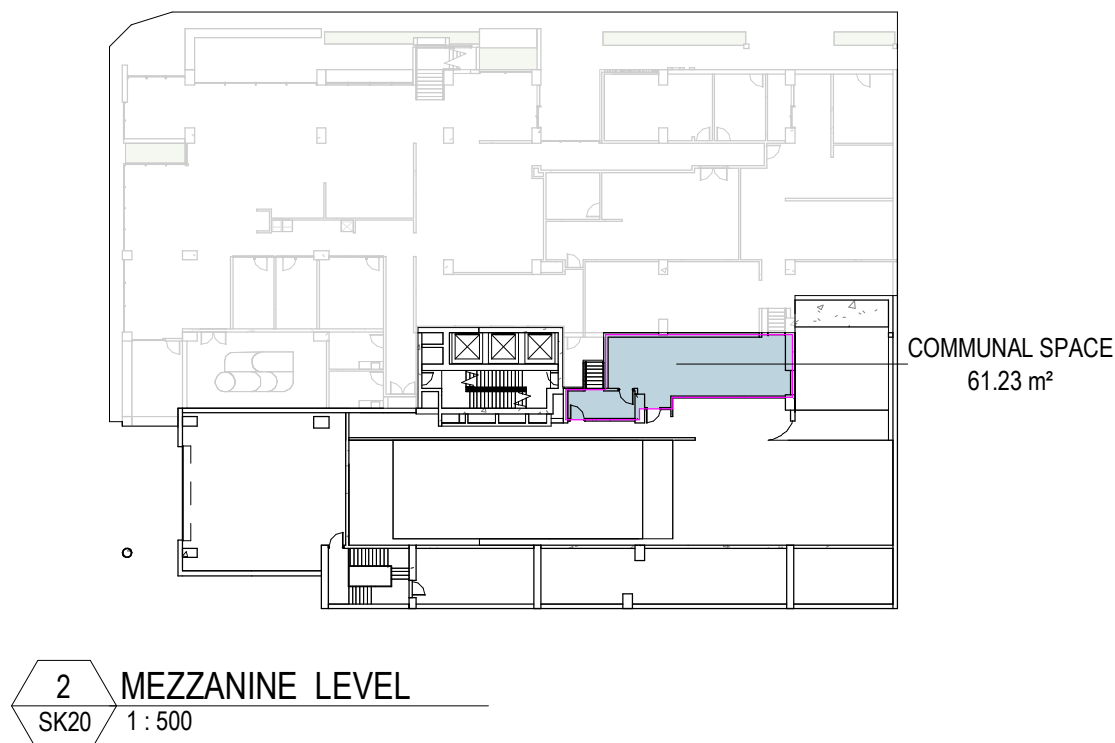
Drawing Number: **14284 SK40**

Scale:
1:500

Issue:
4

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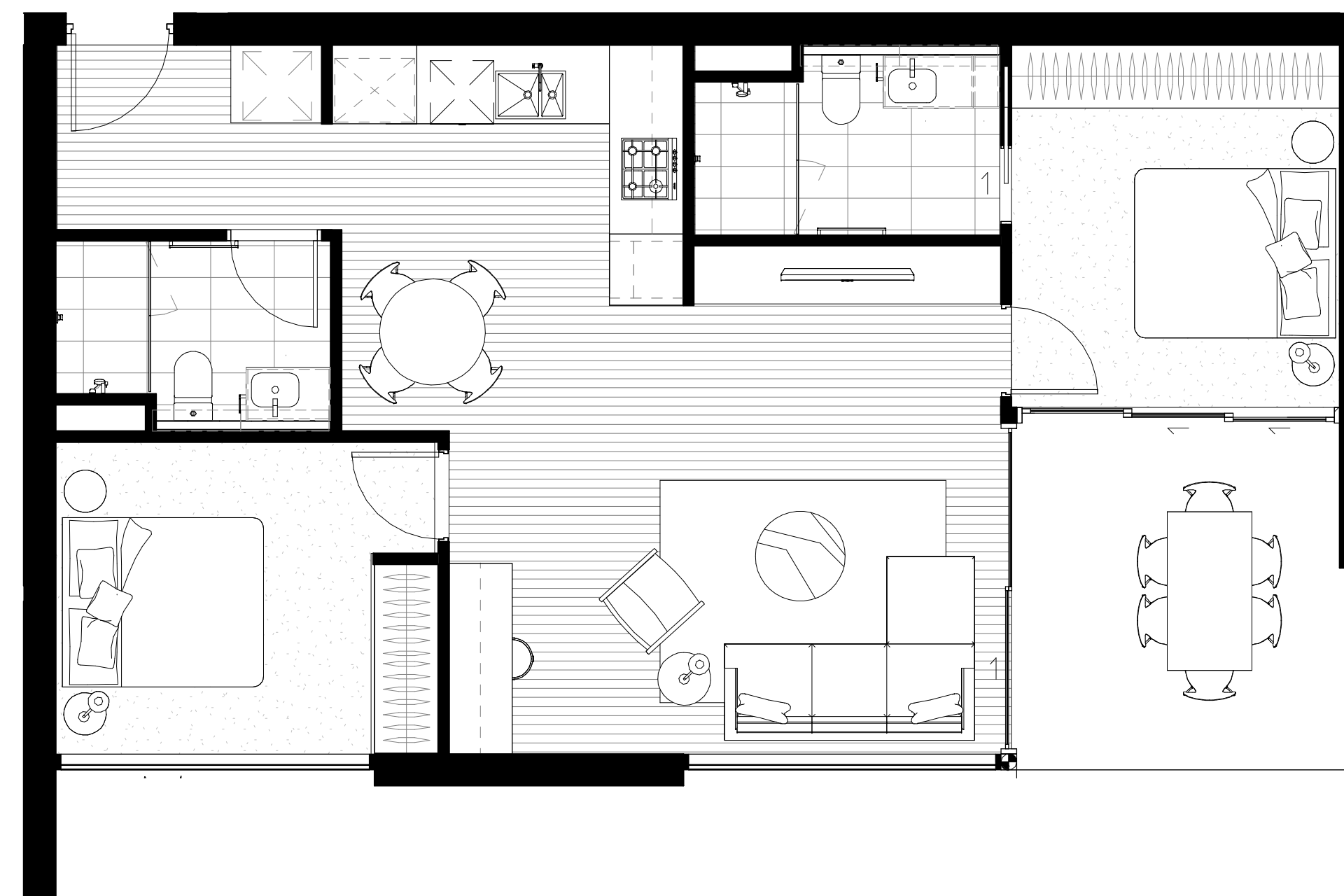
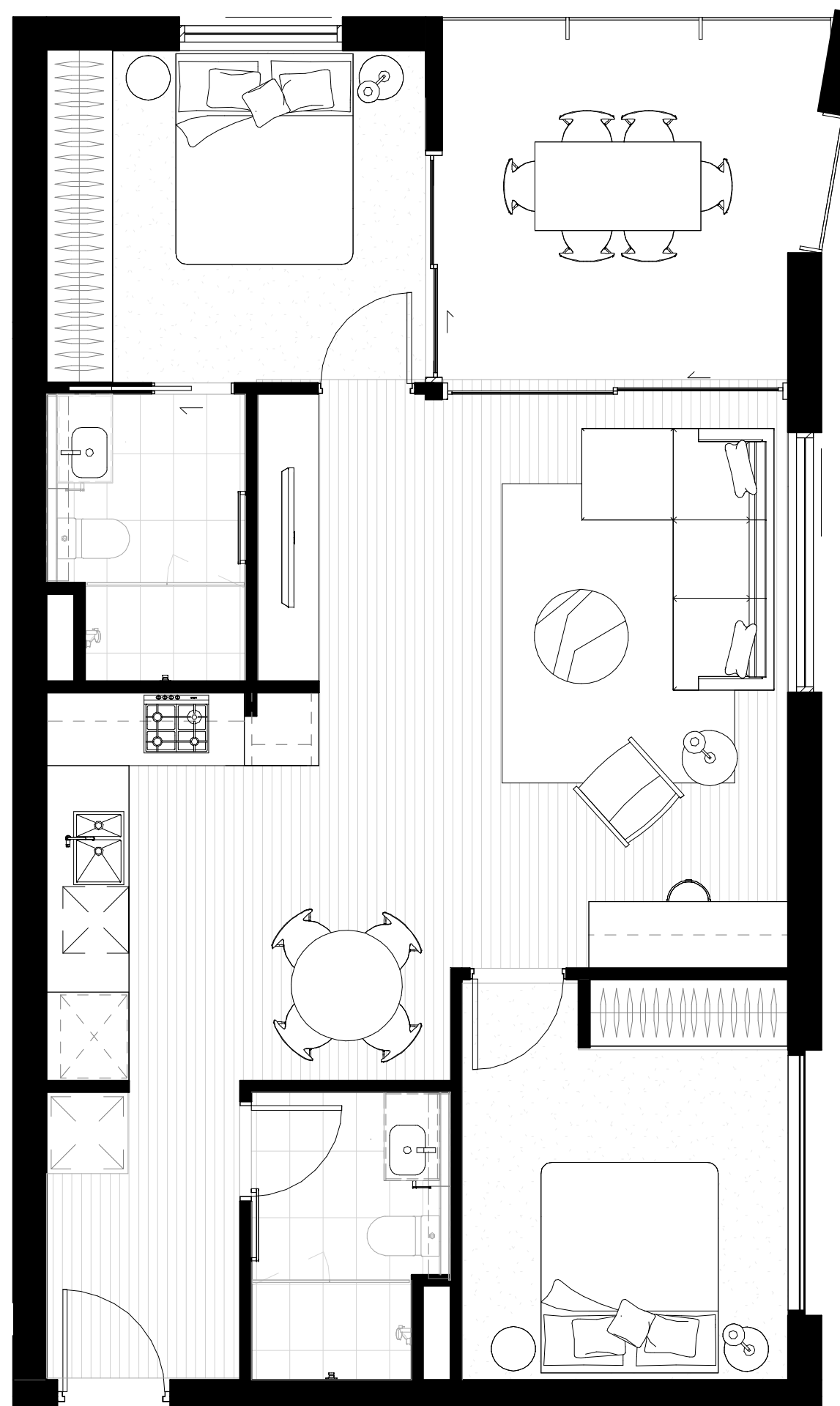
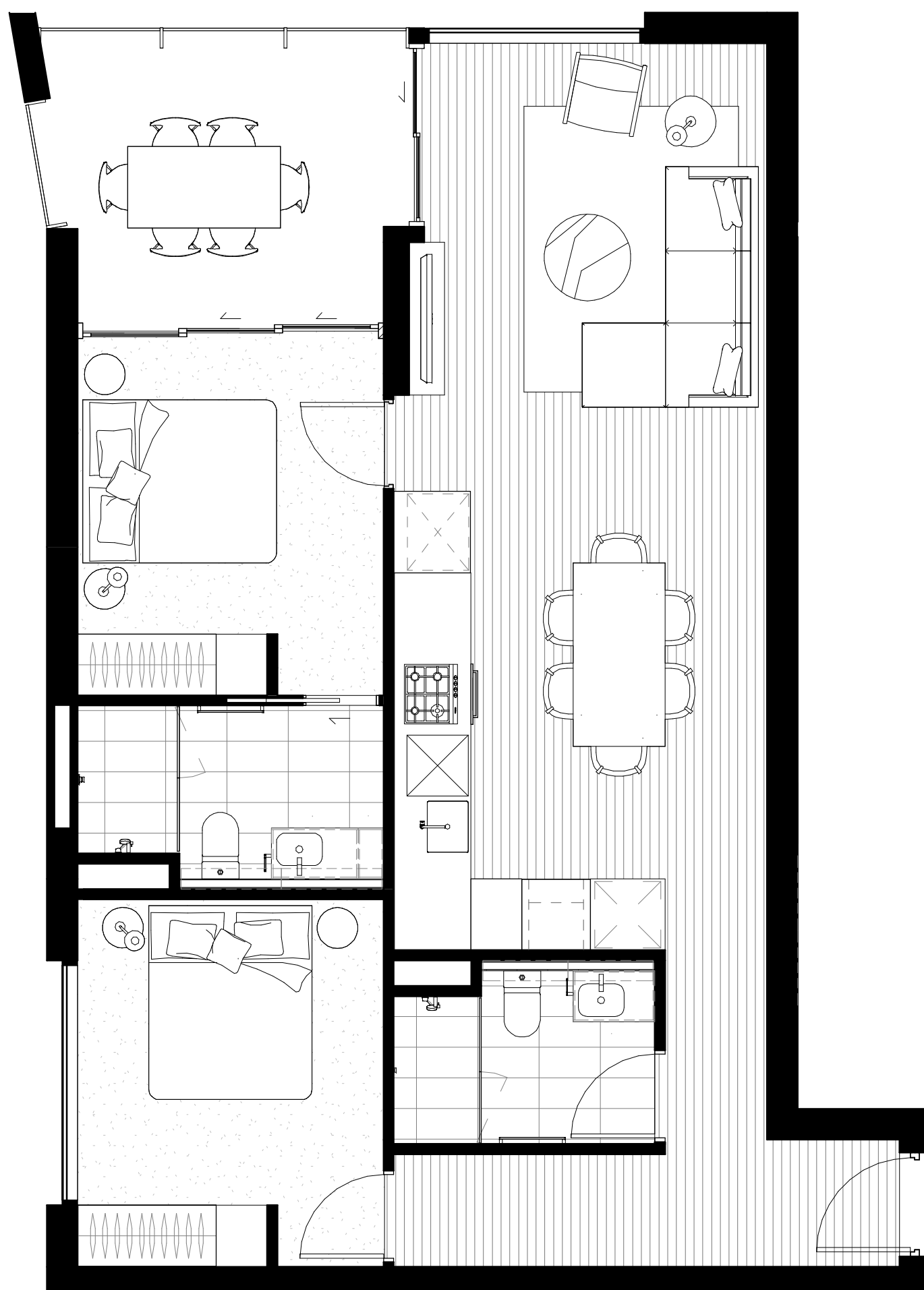
AREA SCHEDULE (COMMUNAL OUTDOOR SPACE)		
Level	Name	Area
GROUND LEVEL	COMMUNAL OUTDOOR SPACE	48.02 m ²
LVL 4	COMMUNAL OUTDOOR SPACE	174.53 m ²
LOWER ROOF LEVEL	COMMUNAL OUTDOOR SPACE	24.14 m ²
ROOF DECK	COMMUNAL OUTDOOR SPACE	364.62 m ²
GROUND LEVEL	COMMUNAL OUTDOOR SPACE	22.48 m ²
		633.80 m ²

GA L
1 : 100

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Issue: **2**

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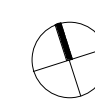
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Builder

Project Name
14284 CAMPBELL ST

Project Address
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Drawing Title:
APARTMENT LAYOUTS

Author: CL Checker: JW Sheet Size: A1

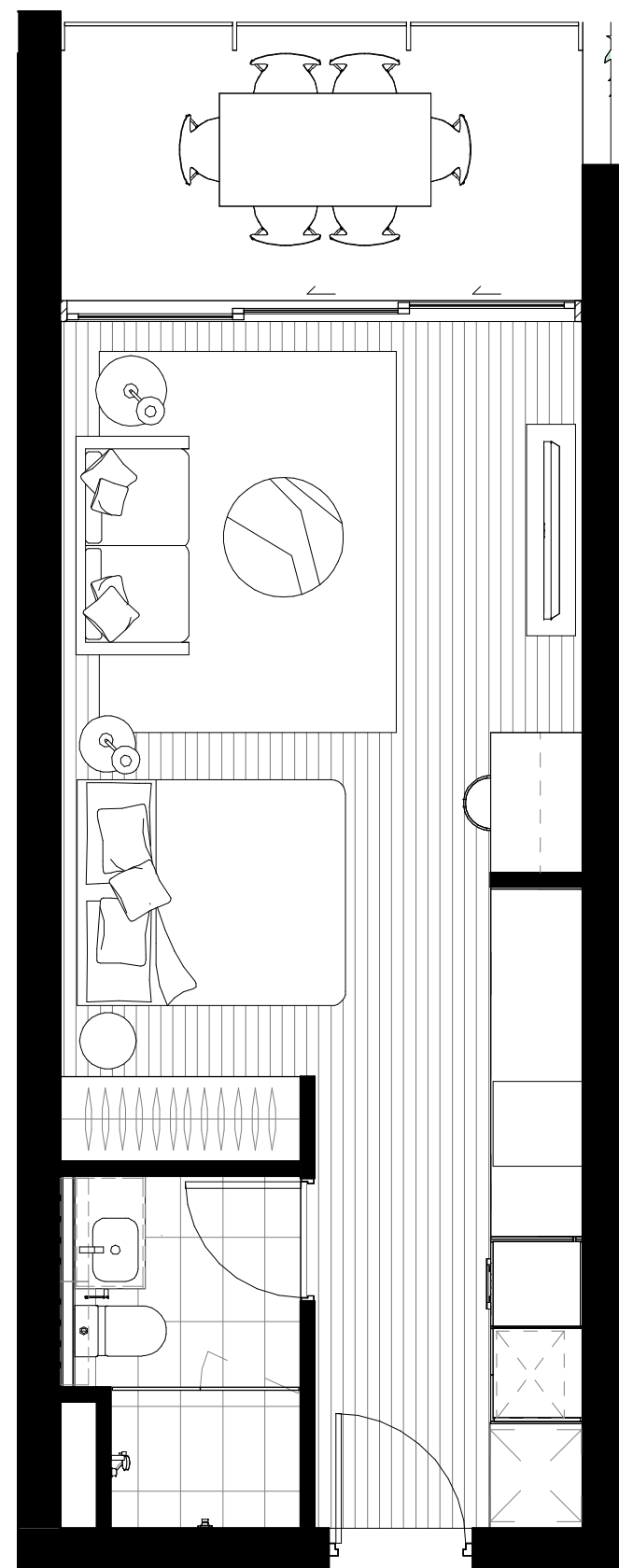
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14284 SK52

Scale:
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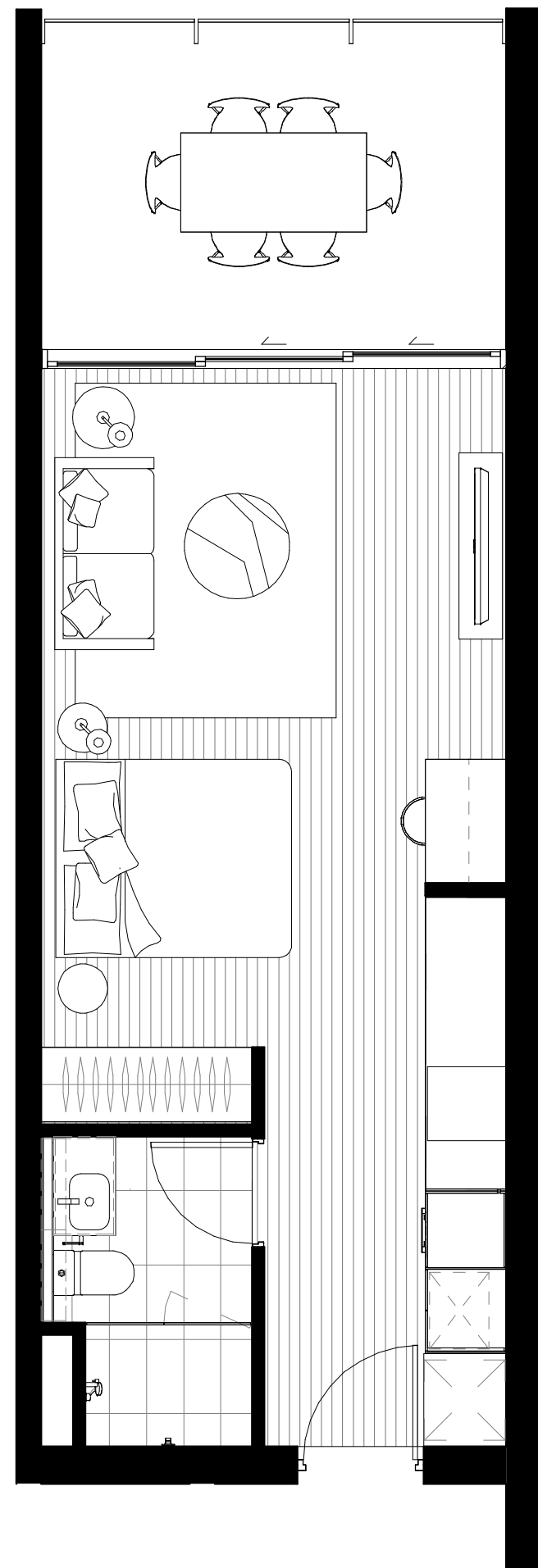
Issue:
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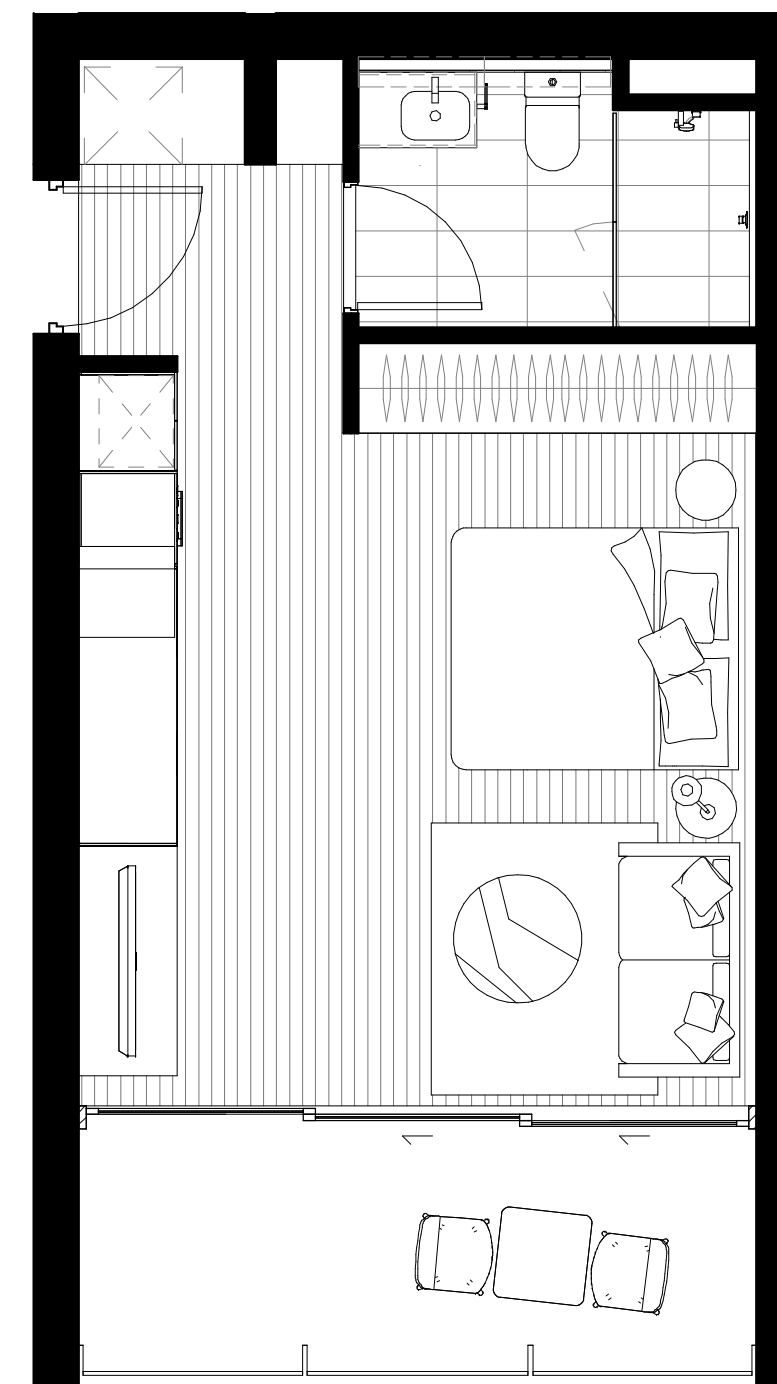
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1 UNIT ST-A
1:50



2 UNIT ST-B
1 : 50



3 UNIT ST-C
1:50

Client

[illegible]

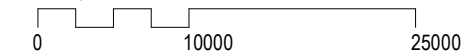
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Builder

Project Name
14284 CAMPBELL ST

Project Address
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Key Plan



Drawing Title:

APARTMENT LAYOUTS

Author: **CL** Checker: **JW** Sheet Size: **A1**

Drawing Number:
14284_SK53

Scale:
1:500

Issue: **2**

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