

04 Summary

Area Plan

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1193/3
Date: 1 July 2025



Queensland
Government



Area Schedule (GFA)			Area Schedule (GFA)		
Level	Name	Area	Level	Name	Area
BASEMENT 1	GFA	42.69 m²	L 16	GFA	970.56 m²
GROUND	GFA	262.48 m²	L 17	GFA	970.56 m²
GROUND	GFA	209.04 m²	L 18	GFA	970.56 m²
GROUND	GFA	22.31 m²	L 19	GFA	970.56 m²
GROUND	GFA	22.20 m²	L 20	GFA	970.56 m²
GROUND	GFA	165.67 m²	L 21	GFA	970.56 m²
L 01	GFA	453.68 m²	L 22	GFA	970.56 m²
L 01	GFA	30.71 m²	L 23	GFA	970.56 m²
L 02	GFA	433.86 m²	L 24	GFA	970.56 m²
L 03	GFA	1001.81 m²	L 25	GFA	970.56 m²
L 04	GFA	970.56 m²	L 26	GFA	970.56 m²
L 05	GFA	970.56 m²	L 27	GFA	970.56 m²
L 06	GFA	970.56 m²	L 28	GFA	970.56 m²
L 07	GFA	970.56 m²	L 29	GFA	970.56 m²
L 08	GFA	970.56 m²	L 30	GFA	970.56 m²
L 09	GFA	970.56 m²	L 31	GFA	970.56 m²
L 10	GFA	970.56 m²	L 32	GFA	970.56 m²
L 11	GFA	970.56 m²	L 33	GFA	970.56 m²
L 12	GFA	970.56 m²	LOWER ROOF DECK	GFA	45.71 m²
L 13	GFA	970.56 m²	ROOF DECK	GFA	22.50 m²
L 14	GFA	970.56 m²	ROOF DECK	GFA	33.35 m²
L 15	GFA	970.56 m²	Grand total		31862.75 m²

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

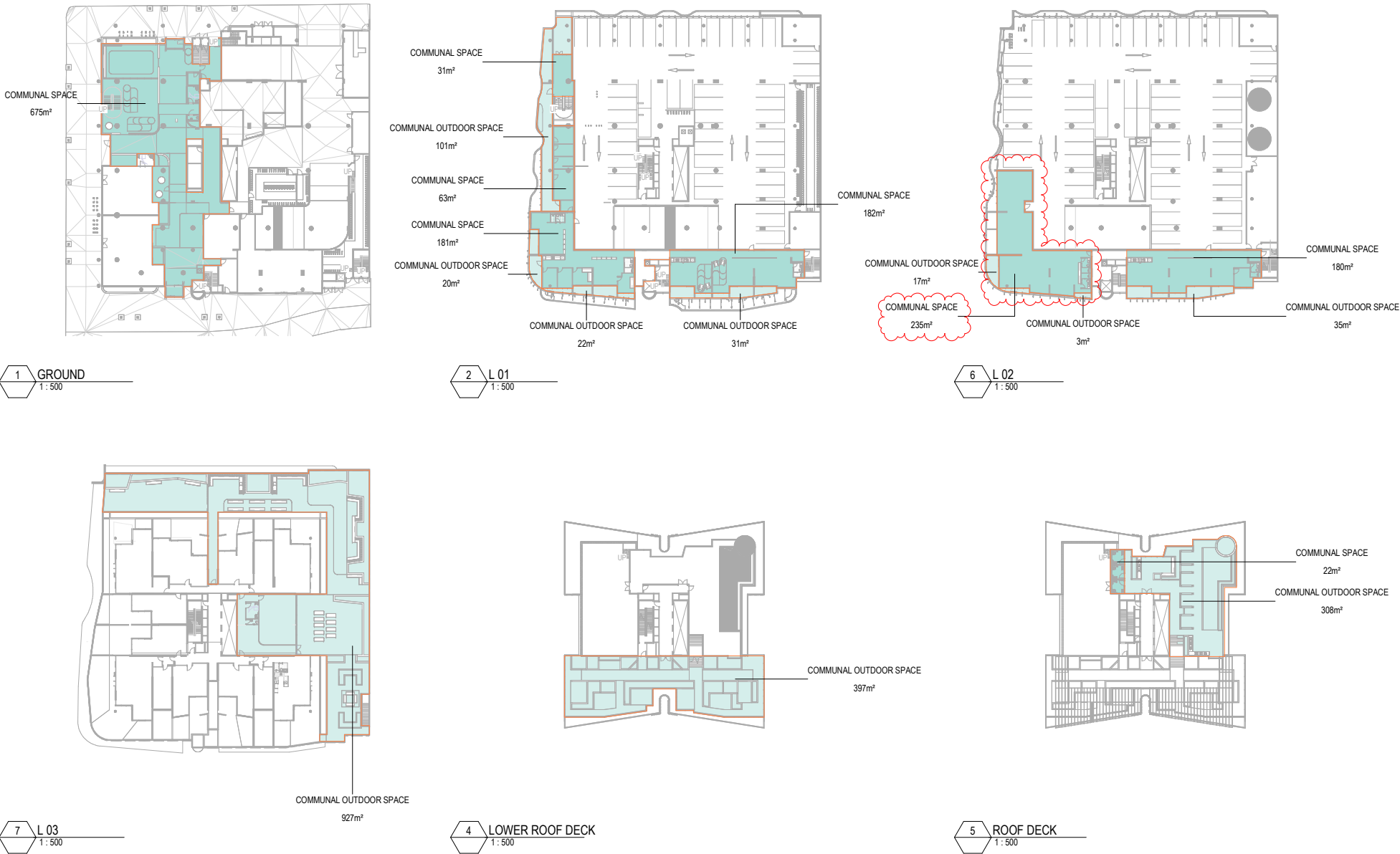
NOTE

Areas are approximate only and are TBC by a surveyor



04 Summary

Area Plan



Area Schedule (Communal Space)		
Level	Name	Area
GROUND	COMMUNAL SPACE	675 m²
L 01	COMMUNAL SPACE	31 m²
L 01	COMMUNAL SPACE	63 m²
L 01	COMMUNAL SPACE	181 m²
L 01	COMMUNAL SPACE	182 m²
L 02	COMMUNAL SPACE	180 m²
L 02	COMMUNAL SPACE	235 m²
ROOF DECK	COMMUNAL SPACE	22 m²

Area Schedule (Communal Open Space)		
Level	Name	Area
L 01	COMMUNAL OUTDOOR SPACE	20 m²
L 01	COMMUNAL OUTDOOR SPACE	22 m²
L 01	COMMUNAL OUTDOOR SPACE	31 m²
L 01	COMMUNAL OUTDOOR SPACE	101 m²
L 02	COMMUNAL OUTDOOR SPACE	3 m²
L 02	COMMUNAL OUTDOOR SPACE	17 m²
L 02	COMMUNAL OUTDOOR SPACE	35 m²
L 03	COMMUNAL OUTDOOR SPACE	927 m²
LOWER ROOF DECK	COMMUNAL OUTDOOR SPACE	397 m²
ROOF DECK	COMMUNAL OUTDOOR SPACE	308 m²
Grand total		1860 m²

NOTE:
AREAS ARE AN APPROXIMATE ONLY
AND ARE TBC BY A SURVEYOR

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04 Development Summary

Development Summary

19-25 Campbell Street

updated: 10.04.202

Original Site Area (m2):	3,276			
New Site Area (m2):	2,792			
Plot Ratio Allowed:	1:8	26,208	31,686	provided 5,478
Site Cover (above podium):	60%	1,244	provided	38%
Parking:	0.75 + 0.15	393	180	provided - 213
3 Bedroom Apartments:	10% of GFA	28	31	provided 11.0%

Unit Types

	Unit Type		Beds	Internal Area (approx)	Balcony Area (approx)	Internal+ Balcony (approx)		Total Units	Total Beds	Total Cars Required	Visitor Cars Required
Studio	S-A		1	31.00	7.00	38.00		62	62	46.5	9.3
1B	1B-A		1	53.00	10.00	63.00		62	62	46.5	9.3
1B	1B-B		1	50.00	10.00	60.00	122	122	122	91.5	18.3
1B	1B-C		1	52.00	12.00	64.00	31	31	31	23.25	4.65
2B	2B-A		2	86.00	13.00	99.00	31	62	62	23.25	4.65
2B	2B-B		2	75.00	23.00	98.00	31	62	62	23.25	4.65
2B	2B-C		2	80.00	13.00	93.00	62	124	124	46.5	9.3
3B	3B-A		3	112.00	23.00	135.00	31	93	93	23.25	4.65
Retail	Retail			370.00							4
						Units:	432	618	324	69.0	
									required cars:	393	

*note areas are approximate only and are tbc by a surveyor

	Studio	1 Bed Units	2 Bed Units	3 Bed Units
	62	0	0	0
	0	62	0	0
	0	122	0	0
	0	31	0	0
	0	0	31	0
	0	0	31	0
	0	0	62	0
	0	0	0	31
	62	215	124	31
	14.4%	49.8%	28.7%	7.2%

Unit Matrix

[illegible]

Parking

[illegible]

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11/06/2024 14:17:09
Audited by: 11/06/2024 14:17:09
Audited by: 11/06/2024 14:17:09



PLANS AND DOCUMENTS
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Approval no: DEV2021/1193/3
Date: 1 July 2025

Queensland
Government

The identified number of, and
compliant access to, all bicycle
parking spaces must be provided.

AMENDED IN RED

By: Chessa Lao
Date: 18 June 2025

Queensland
Government

BASEMENT BICYCLE PARKS	
Level	Count
BASEMENT 1	78

B1 PARKING SCHEDULE		
Carpark Type	Level	Count
Parking Space		
PWD		
Parking Space	BASEMENT 1	2
SHARE CAR		
Parking Space	BASEMENT 1	22
VISITOR		
Parking Space	BASEMENT 1	40
VISITOR (PWD)		
Parking Space	BASEMENT 1	2
VISITOR (SMALL CAR)		
Parking Space	BASEMENT 1	8
TOTAL CARPARKS: 74		

B1 MOTORCYCLE PARKING SCHEDULE		
Carpark Type	Level	Count
Parking Space		
MOTORCYCLE		
Parking Space	BASEMENT 1	7

- SHARE CAR BAYS
- VISITOR BAYS

Key Plan

0 2000 5000

Queensland
Government

Issue	Description	Date
1	APPROVAL AMENDMENTS	10.06.2025
2	ISSUE AMENDMENT	21.07.2025
3	ISSUE AMENDMENT	16.08.2024
4	ISSUE FOR PRICING	31.01.2022
5	ISSUE FOR INFORMATION	26.11.2021
6	ISSUE FOR INFORMATION	18.11.2021
7	PRELIMINARY ISSUE FOR INFORMATION	15.10.2021
8	PRELIMINARY ISSUE FOR INFORMATION	08.09.2021

Client

NEW URBAN VILLAGES

Builder

Project Name
**BOWEN HILLS
RESIDENTIAL**

Project Address
**19- 25 Campbell
Street, Bowen Hills**

Drawing Title
B01 GA PLAN

Author
JF

Checker
MH

Sheet Size
B1

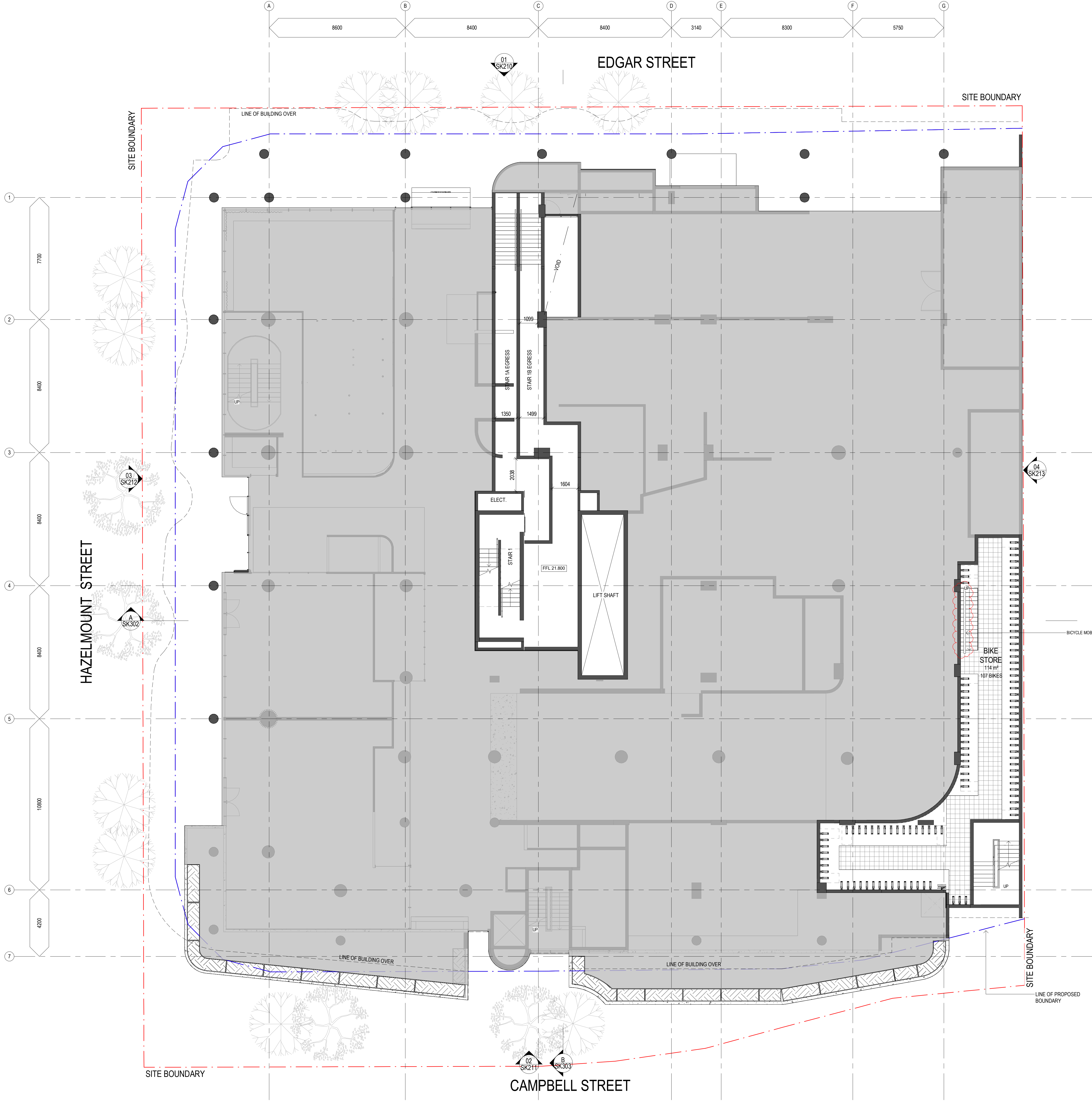
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Drawing Number
11703_DD1102

Issue
8

nettletontribe

nettleton tribe partnership pty ltd ABN 58 161 683 122
85 Bowen Street, Spring Hill, QLD 4000
t: +61 7 3238 2444
e: brisbane@nettletontribe.com.au w: www.nettletontribe.com.au



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2021/1193/3

Date: 1 July 2025

The identified number of, and compliant access to, all bicycle parking spaces must be provided.

AMENDED IN RED

By: Chessa Lao

Date: 18 June 2025

MEZZANINE BICYCLE PARKS	
Level	Count
MEZZANINE	107



Key Plan

Builder and/or subcontractors shall verify all project dimensions before commencing on-site work or on-site installation. Figure 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 Pty Ltd.

Issue	Description	Date
6	APPROVAL AMENDMENTS	10.06.2025
5	ECO AMENDMENT	21.01.2025
4	DA ISSUE	16.09.2024
3	ISSUE FOR PRICING	31.01.2022
2	ISSUE FOR INFORMATION	26.11.2021
1	FOR INFORMATION	18.11.2021

Client

Builder

Project Name

BOWEN HILLS RESIDENTIAL

Project Address

19- 25 Campbell Street, Bowen Hills

Drawing Title

MEZZANINE STORE

Author

AJ

Checker

GT

Sheet Size

B1

Scale

1:100

Drawing Number

11703_DD1103.1

Issue

6

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

20/2021 1117 04 08
Architect: Nettleton Tribe Partnership Pty Ltd
Project: Bowen Hills Residential
Drawing: 11703_DD1107



PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Approval no: DEV2021/1193/3
Date: 1 July 2025

Key Plan

Issue	Description	Date
7	EDC AMENDMENT	21.01.2025
6	DA ISSUE	16.06.2024
5	ISSUE FOR PRICING	31.01.2022
4	ISSUE FOR INFORMATION	05.11.2021
3	FOR INFORMATION	16.11.2021
2	Preliminary issue	13.10.2021
1	Preliminary issue for information	28.09.2021

Client

Builder

Project Name
**BOWEN HILLS
RESIDENTIAL**

Project Address
**19- 25 Campbell
Street, Bowen Hills**

Drawing Title
**TYPICAL (EVEN) LEVEL 4 - 33 GA
PLAN**

Author	Checker	Sheet	Scale
JF	MH	B1	1:100

Drawing Number	Issue
11703_DD1107	7

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nettleton tribe partnership pty ltd ABN 58 161 683 122
85 Bowen Street, Spring Hill, QLD 4000
t: +61 7 3235 2444
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Key Plan

0 2000 5000

Issue	Description	Date
1	ISSUE AMENDMENT	21.01.2025
2	ISSUE	14.08.2024
3	ISSUE FOR PRICING	11.01.2025
4	ISSUE FOR INFORMATION	28.11.2024
5	ISSUE FOR INFORMATION	13.11.2024
6	Preliminary Issue	13.10.2024
7	Preliminary Issue for information	28.09.2024

Client

Builder

Project Name
**BOWEN HILLS
RESIDENTIAL**

Project Address
**19- 25 Campbell
Street, Bowen Hills**

Drawing Title
LEVEL 34 LOWER ROOF DECK PLAN

Author: JF, Checker: MH, Sheet No: B1, Scale: 1:100, Drawing Number: 11703_DD1109, Issue: 7

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85 Bowen Street, Spring Hill, QLD 4000
t: +61 7 3239 2444
e: brisbane@nettletontribe.com.au w: nettletontribe.com.au

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Key Plan



Issue	Description	Date
3	DA ISSUE	16.08.2024
2	DA ISSUE	10.09.2021
1	Issue for information	24.08.2021



Client

Builder

Project Name
**BOWEN HILLS
RESIDENTIAL**

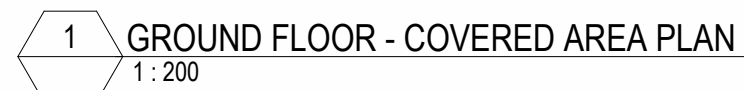
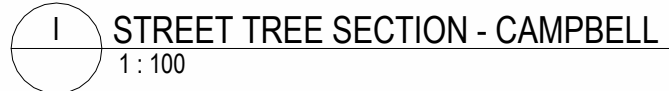
Project Address
**19- 25 Campbell
Street, Bowen Hills**

Drawing Title
SITE PLAN - LOT DIAGRAM

Author: JF	Checker: MH	Sheet Size: A1	Scale: 1:200
Drawing Number: 11703_SK050	Issue: 3		

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nettleton tribe partnership Pty Ltd ABN 58 161 683 122
Level 5, 344 Queen Street, Brisbane, QLD 4000
t +61 7 3239 2444
e: brisbane@nettletontribe.com.au w: nettletontribe.com.au



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Issue	Description	Date
4	DA ISSUE	16.06.2024
3	DA ISSUE	10.06.2021
2	ISSUE FOR DEVELOPMENT APPLICATION	07.05.2021
1	DRAFT DA	22.04.2021



FINISH CODES	
EXTERNAL GLASS	
GL01	FULL HEIGHT GLAZING SYSTEM HAZEL TINT GLAZING MONUMENT FRAMING
GL02	FULL HEIGHT GLAZING SYSTEM VISION GLAZING BRONZE FRAMING
WALL FINISH	
WF01	EXPRESSED CONCRETE
WF02	CONCRETE STAIN; (CHARCOAL)
BW01	BLOCK WALL; RENDERED AND PAINTED (WHITE)
BW02	BREEZE BLOCK WALL; COLOUR SPEC (WHITE)
MISC	
BAL01	SEM-FRAMELESS GLASS BALUSTRADE SYSTEM GLAZING STANCHION TO BE MONUMENT POWDERCOAT
MRS01	METAL ROOF SHEETING
SS01	SLIDING PERFORATED POWDERCOAT SCREEN (TOWER ONLY)
SCR01	PERFORATED BRONZE POWDERCOAT SCREEN
SCR02	PERFORATED DARK BRONZE POWDERCOAT SCREEN
SCR03	TIMBER BATTEN SCREEN
SCR04	FEATURE BLADES TO PODIUM POWDERCOAT WHITE
SCR05	LOUVER SCREEN TO PLANT

Client

Builder

Project Name
**BOWEN HILLS
RESIDENTIAL**

Project Address
**19- 25 Campbell
Street, Bowen Hills**

Drawing Title
NORTH ELEVATION

Author:	Checker:	Sheet Size:	Scale:
NO	MH	A1	1:200
Drawing Number:	Issue:		
11703_SK210	4		

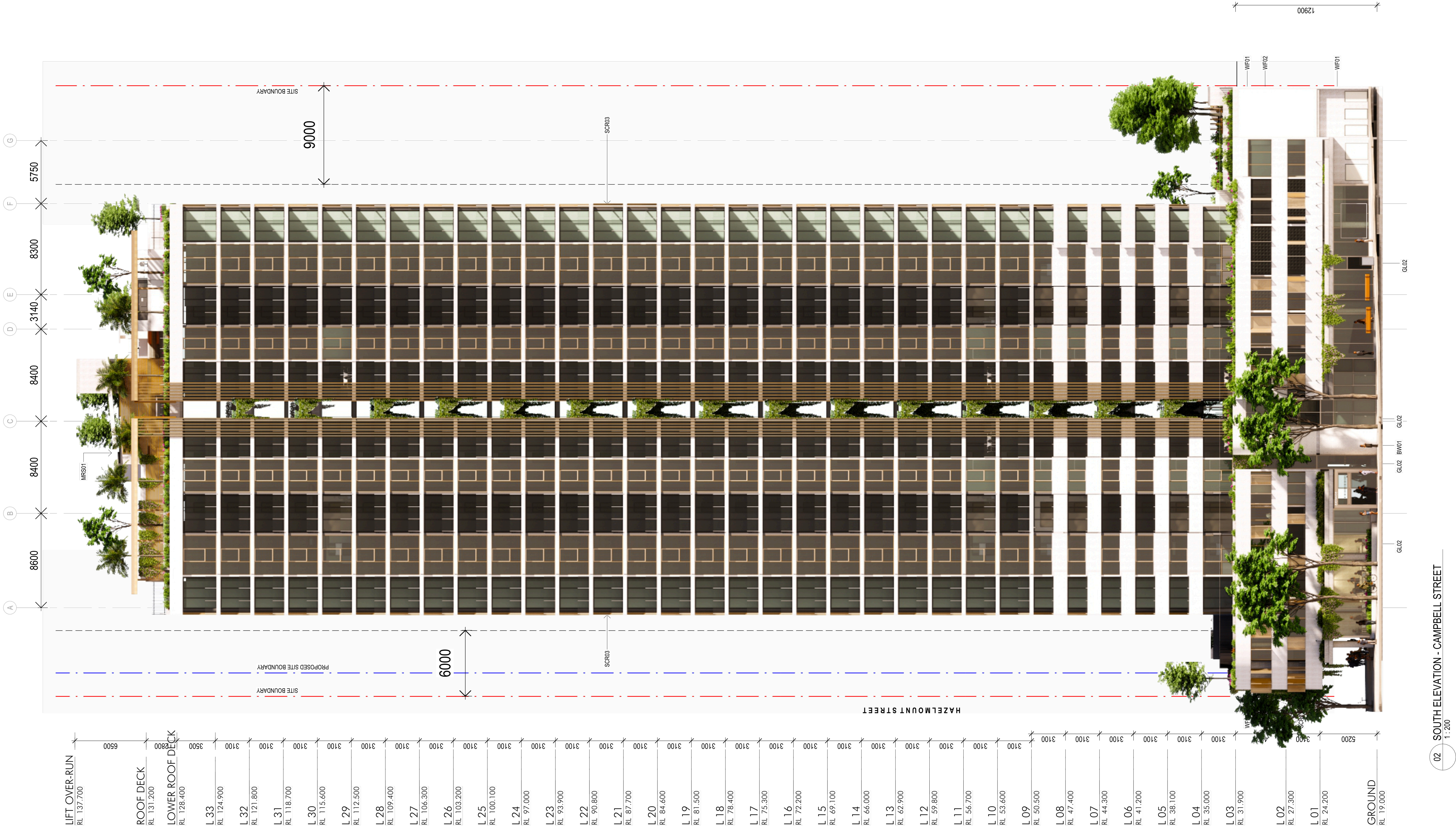
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SCR05	LOUVER SCREEN TO PLANT

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Key Plan



Issue	Description	Date
4	DA ISSUE	16.06.2024
3	DA ISSUE	10.06.2021
2	ISSUE FOR DEVELOPMENT APPLICATION	07.05.2021
1	DRAFT DA	22.04.2021

Client

Builder

Project Name
**BOWEN HILLS
RESIDENTIAL**

Project Address
**19- 25 Campbell
Street, Bowen Hills**

Drawing Title
SOUTH ELEVATION

Author: NO	Checker: MH	Sheet Size: A1	Scale: 1:200
Drawing Number: 11703_SK211			Issue: 4

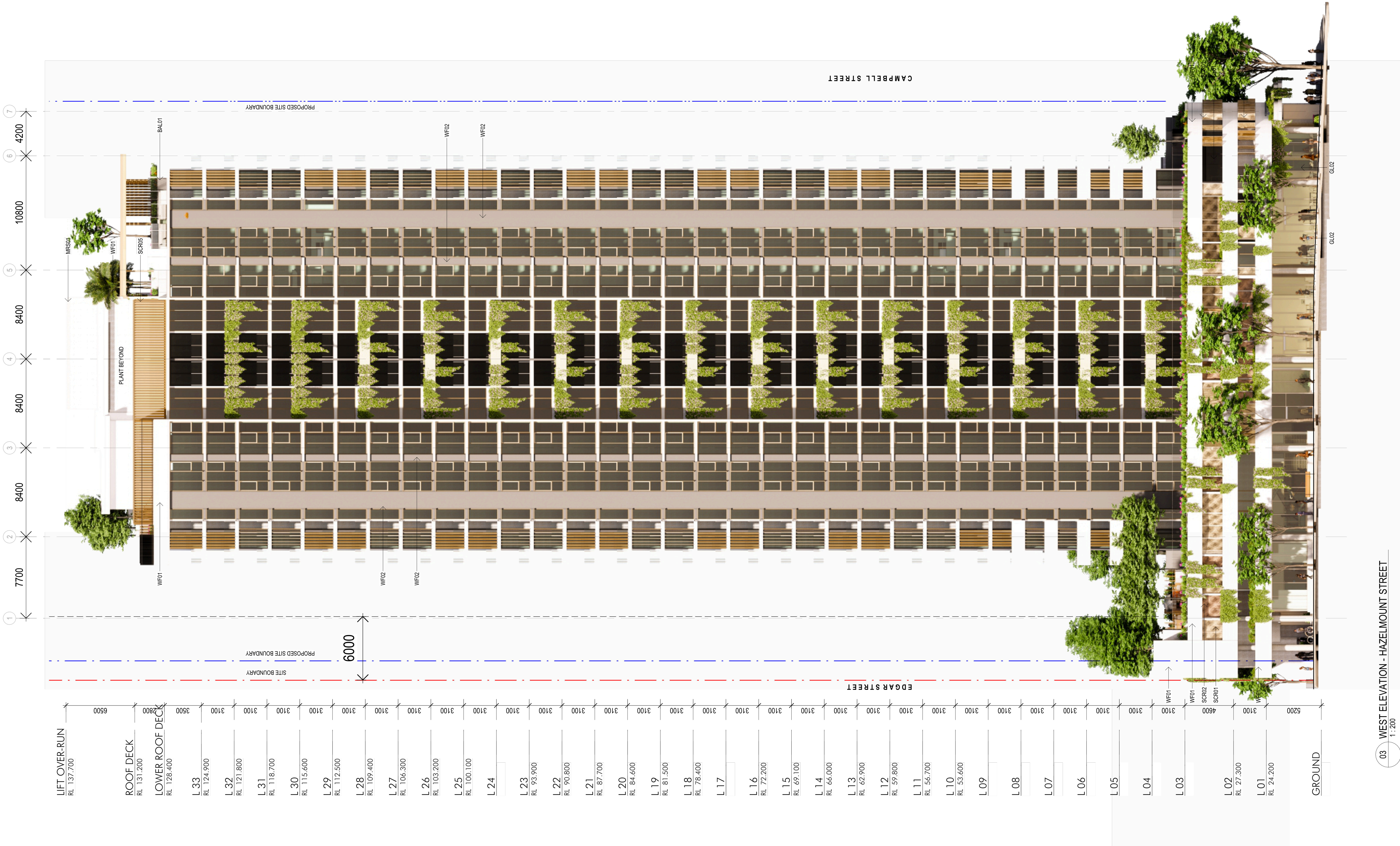
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t +61 7 3239 2444
e: brisbane@nettletontribe.com.au w: nettletontribe.com.au

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3	DA ISSUE	10.06.2021
2	ISSUE FOR DEVELOPMENT APPLICATION	07.05.2021
1	DRAFT DA	22.04.2021

Key Plan



Client

Builder

Project Name
**BOWEN HILLS
RESIDENTIAL**

Project Address
**19- 25 Campbell
Street, Bowen Hills**

Drawing Title
WEST ELEVATION

Author:
NO

Checker:
MH

Sheet Size:
A1

Scale:
1:200

Drawing Number:
11703_SK212

Issue:
4

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nettleton tribe partnership Pty Ltd ABN 58 161 683 122
Level 5, 344 Queen Street, Brisbane, QLD 4000
t +61 7 3239 2444
e: brisbane@nettletontribe.com.au w: nettletontribe.com.au

AMENDED IN RED

By: Chessa Lao

Date: 18 June 2025



AMENDED IN RED

By: Chessa Lao

Date: 18 June 2025



AMENDED IN RED

By: Chessa Lao

Date: 18 June 2025





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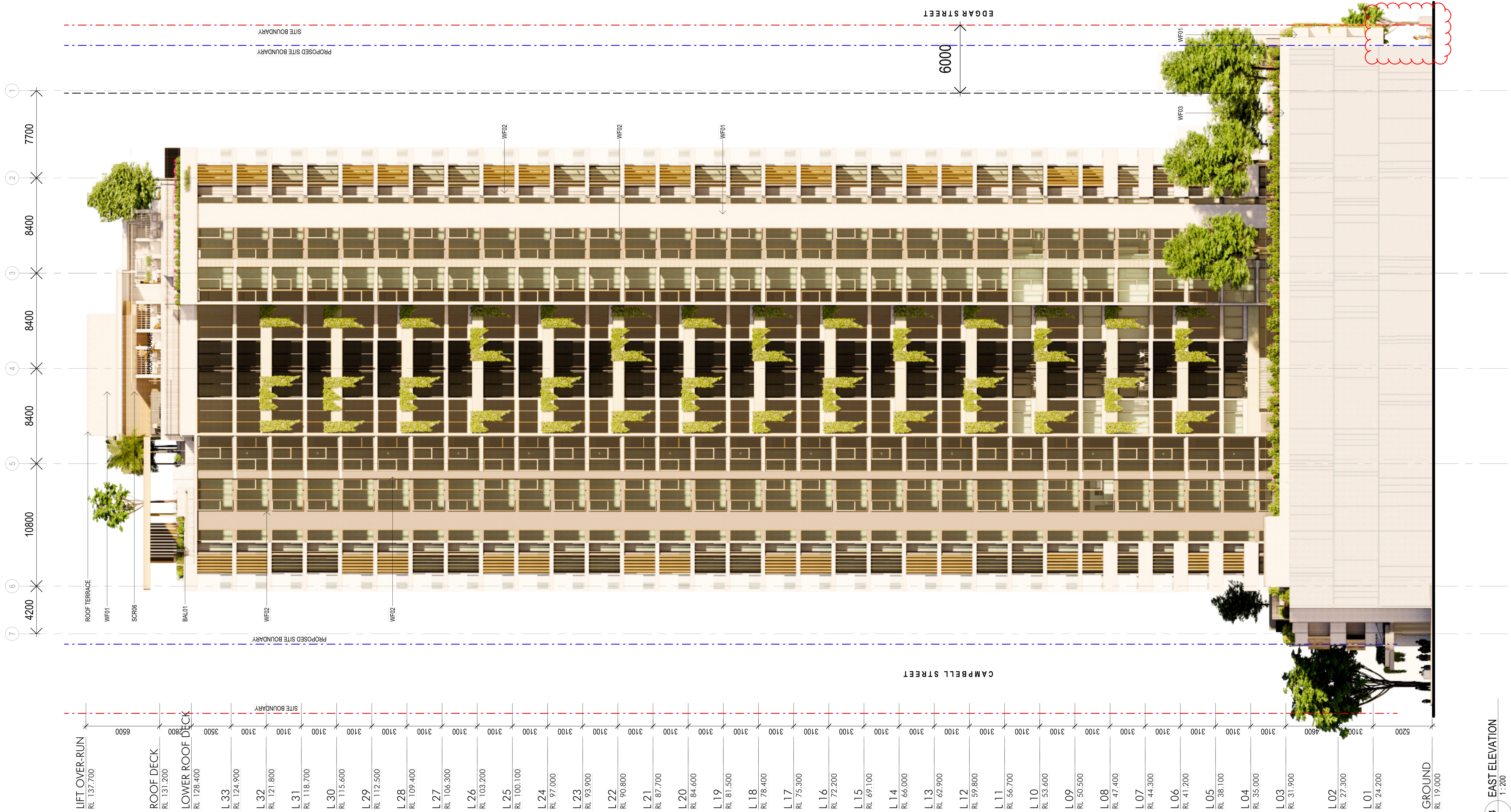
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SCR04	FEATURE BLADES TO PODIUM POWDERCOAT WHITE
SCR05	LOUVER SCREEN TO PLANT



04 EAST ELEVATION
1:200

[illegible][illegible]

Project Name
**BOWEN HILLS
RESIDENTIAL**

Project Address
**19- 25 Campbell
Street, Bowen Hills**

Project Name
**BOWEN HILLS
RESIDENTIAL**

Project Address
**19- 25 Campbell
Street, Bowen Hills**

Drawing Title			
EAST ELEVATION			
Author:		Checker:	
NO		MH	
Sheet Size:		Scale:	
A1		1:200	
Drawing Number:		Issue:	
11703_SK213		6	

Drawing Title			
EAST ELEVATION			
Author:		Checker:	
NO		MH	
Sheet Size:		Scale:	
A1		1:200	
Drawing Number:		Issue:	
11703_SK213		6	

nettletontribe

nettleton tribe partnership Pty Ltd ABN 58 161 683 122
Level 5, 344 Queen Street, Brisbane, QLD 4000
+61 7 3239 2444
e: brisbane@nettletontribe.com.au w: nettletontribe.com.au

Level 5, 344 Queen Street, Brisbane, QLD 4000
+61 7 3239 2444
e: brisbane@nettletontribe.com.au w: nettletontribe.com.au

Level 5, 344 Queen Street, Brisbane, QLD 4000
+61 7 3239 2444
e: brisbane@nettletontribe.com.au w: nettletontribe.com.au

+61 7 3239 2444
e: brisbane@nettletontribe.com.au w: nettletontribe.com.au

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

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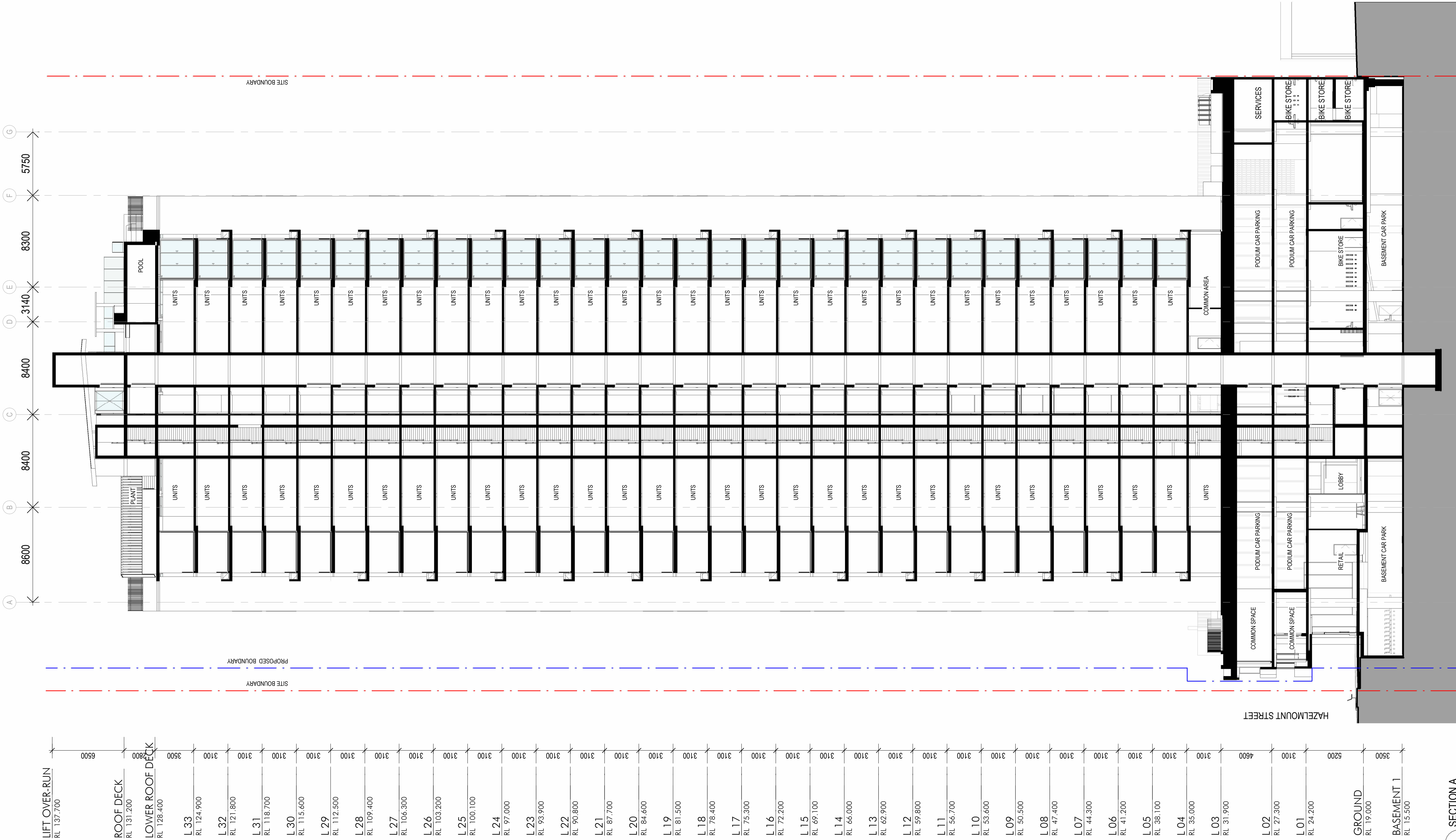


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Key Plan



Issue	Description	Date
3	DA ISSUE	16.08.2024
2	DA ISSUE	10.08.2021
1	ISSUE FOR DEVELOPMENT APPLICATION	07.05.2021



A SECTION A
1:200

Project Name

**BOWEN HILLS
RESIDENTIAL**

Project Address

**19- 25 Campbell
Street, Bowen Hills**

Drawing Title
SECTION A-A

Author: NO	Checker: MH	Sheet Size: A1	Scale: 1:200
Drawing Number: 11703_SK302	Issue: 3		

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Level 5, 344 Queen Street, Brisbane, QLD 4000
t +61 7 3239 2444
e: brisbane@nettletontribe.com.au w: nettletontribe.com.au

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Approval no: DEV2021/1193/3

Date: 1 July 2025



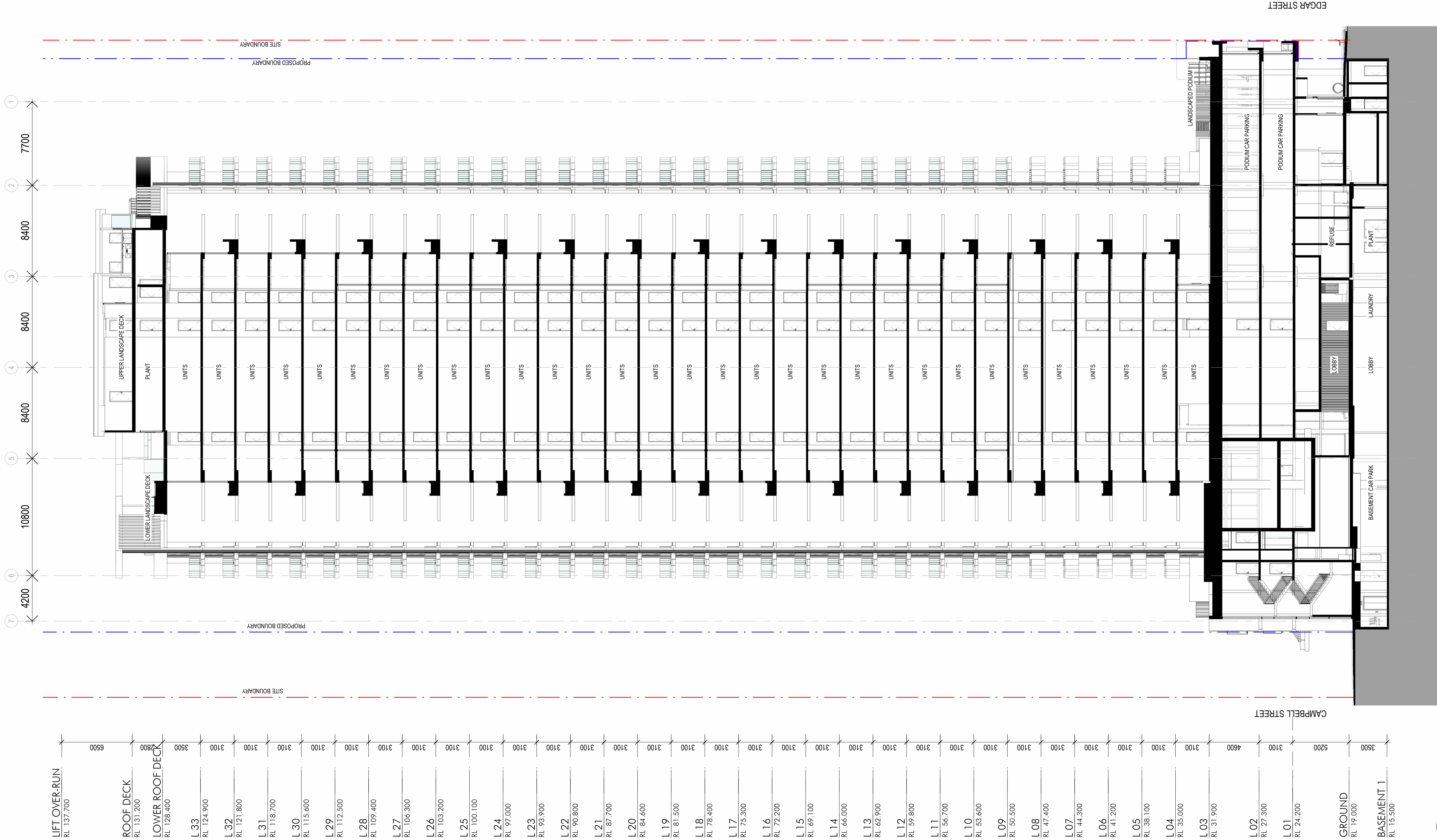
Queensland
Government

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Key Plan



Issue	Description	Date
4	DA ISSUE	16.08.2024
3	DA ISSUE	10.09.2021
2	ISSUE FOR DEVELOPMENT APPLICATION	07.05.2021
1	DRAFT DA	22.04.2021



Project Name
**BOWEN HILLS
RESIDENTIAL**

Project Address
**19- 25 Campbell
Street, Bowen Hills**

Drawing Title
SECTION B-B

Author: NO	Checker: MH	Sheet Size: A1	Scale: 1:200
Drawing Number: 11703_SK303	Issue: 4		

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t +61 7 3239 2444
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Approval no: DEV2021/1193/3
Date: 1 July 2025

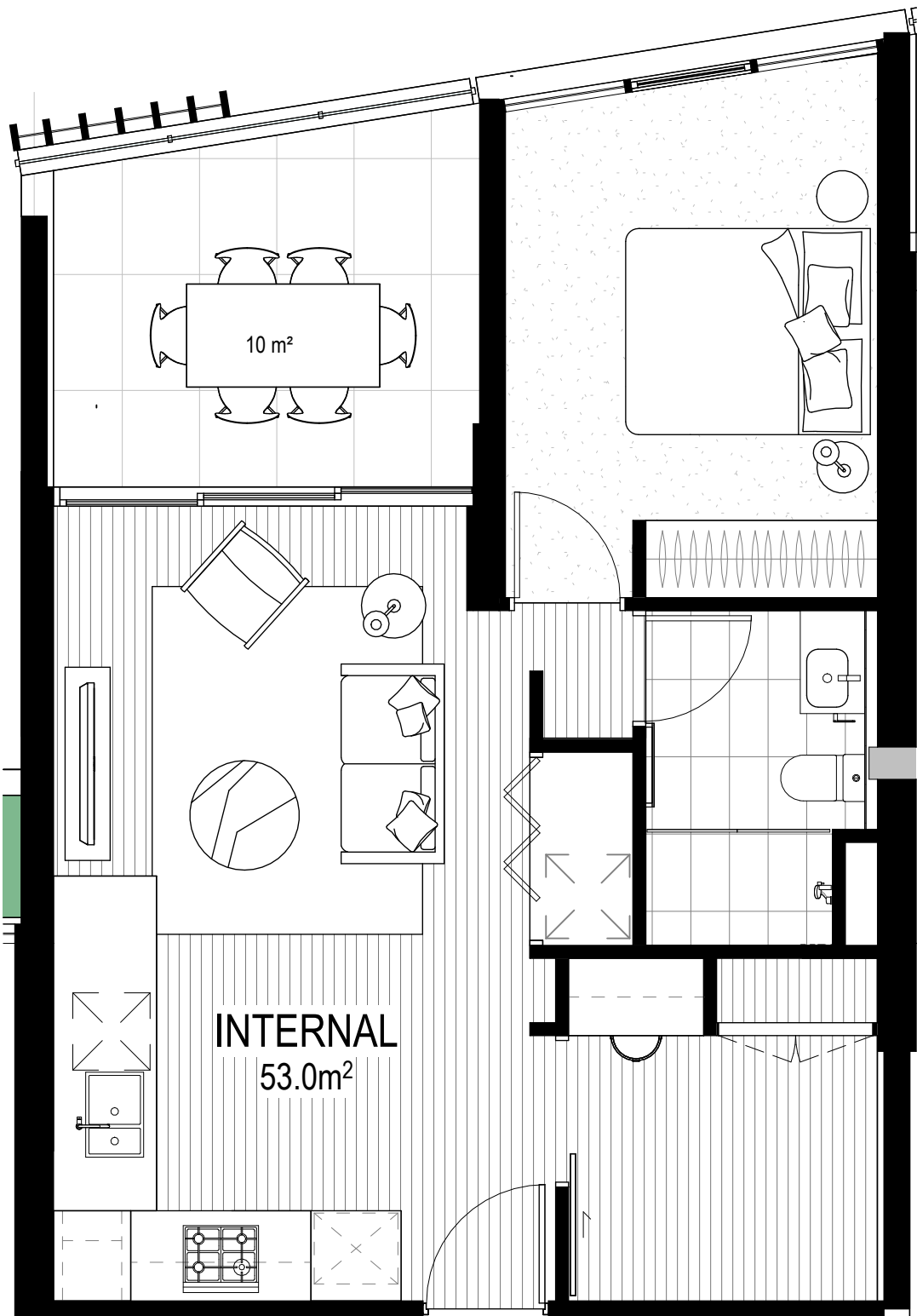


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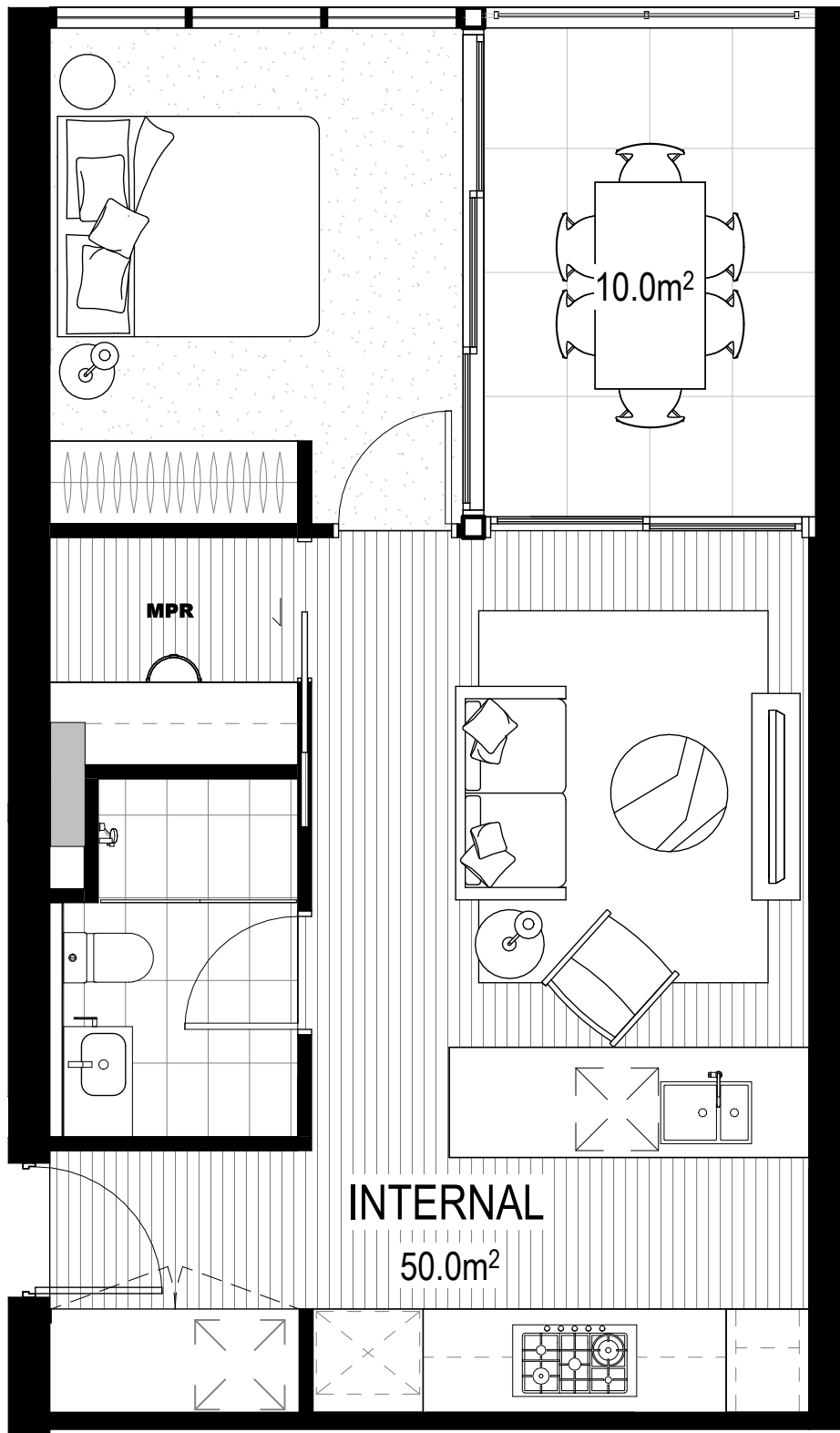
Key Plan



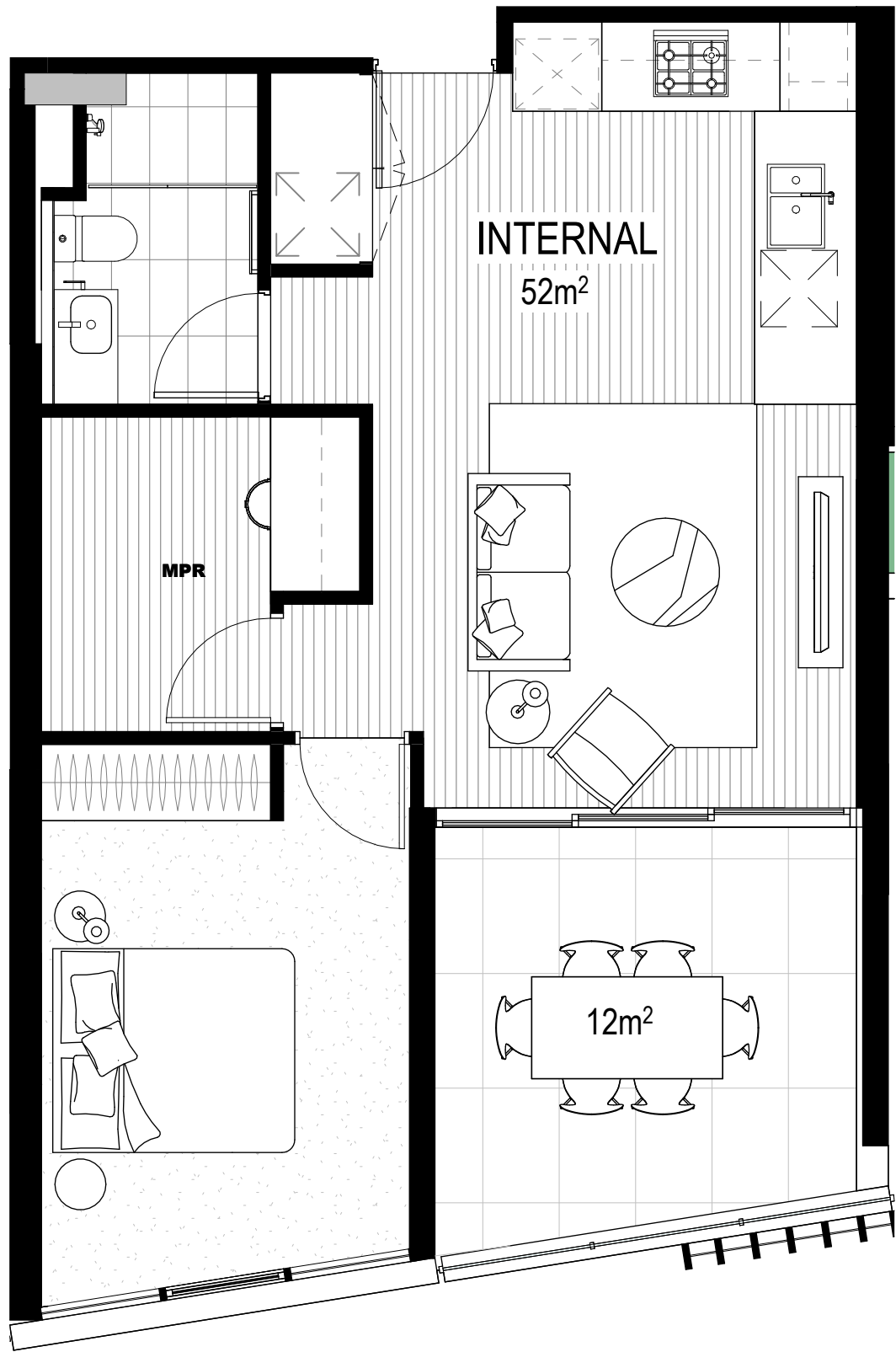
Issue	Description	Date
4	DA ISSUE	16.08.2024
3	DA ISSUE	10.09.2021
2	ISSUE FOR DEVELOPMENT APPLICATION	07.05.2021
1	DRAFT DA	22.04.2021



1 UNIT 1B-A
1:50



2 UNIT 1B-B
1:50



3 UNIT 1B-C
1:50

Client

Builder

Project Name
**BOWEN HILLS
RESIDENTIAL**

Project Address
**19- 25 Campbell
Street, Bowen Hills**

Drawing Title
APARTMENT LAYOUTS

Author: NO	Checker: MH	Sheet Size: A1	Scale: 1:50
Drawing Number: 11703_SK501	Issue: 4		

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t +61 7 3239 2444
e: brisbane@nettletontribe.com.au w: nettletontribe.com.au

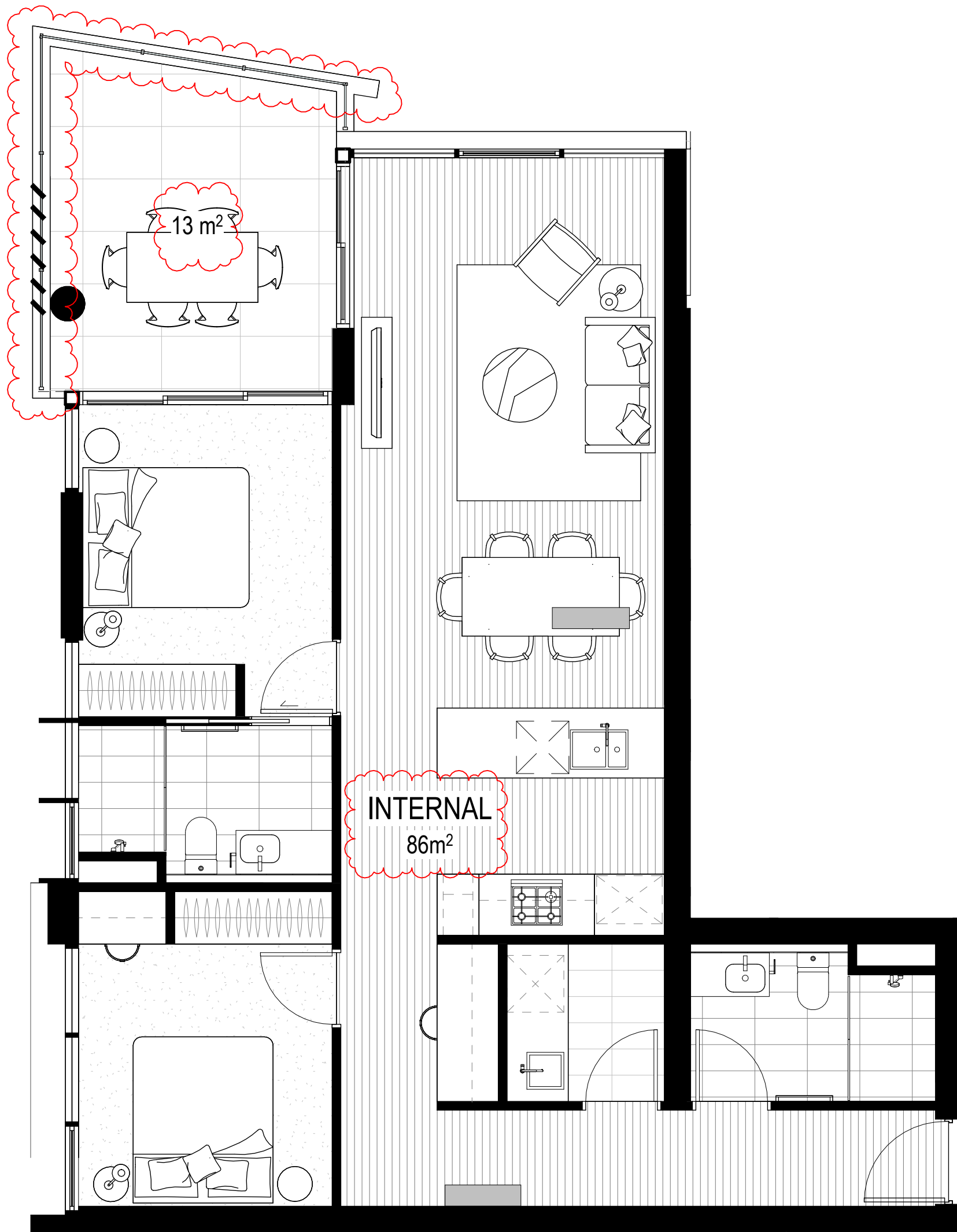
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DEVELOPMENT APPROVAL

Approval no: DEV2021/1193/3

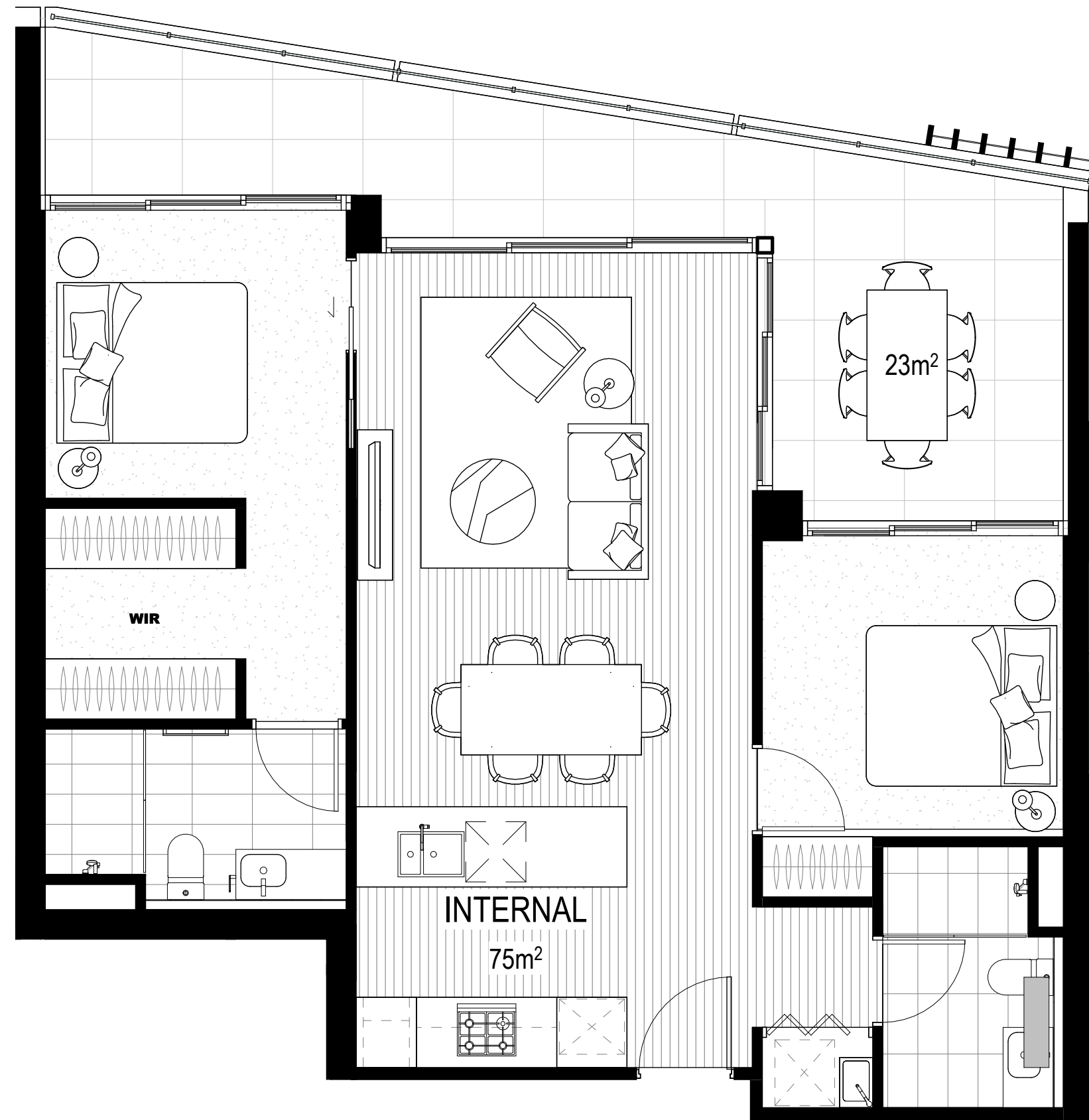
Date: 1 July 2025



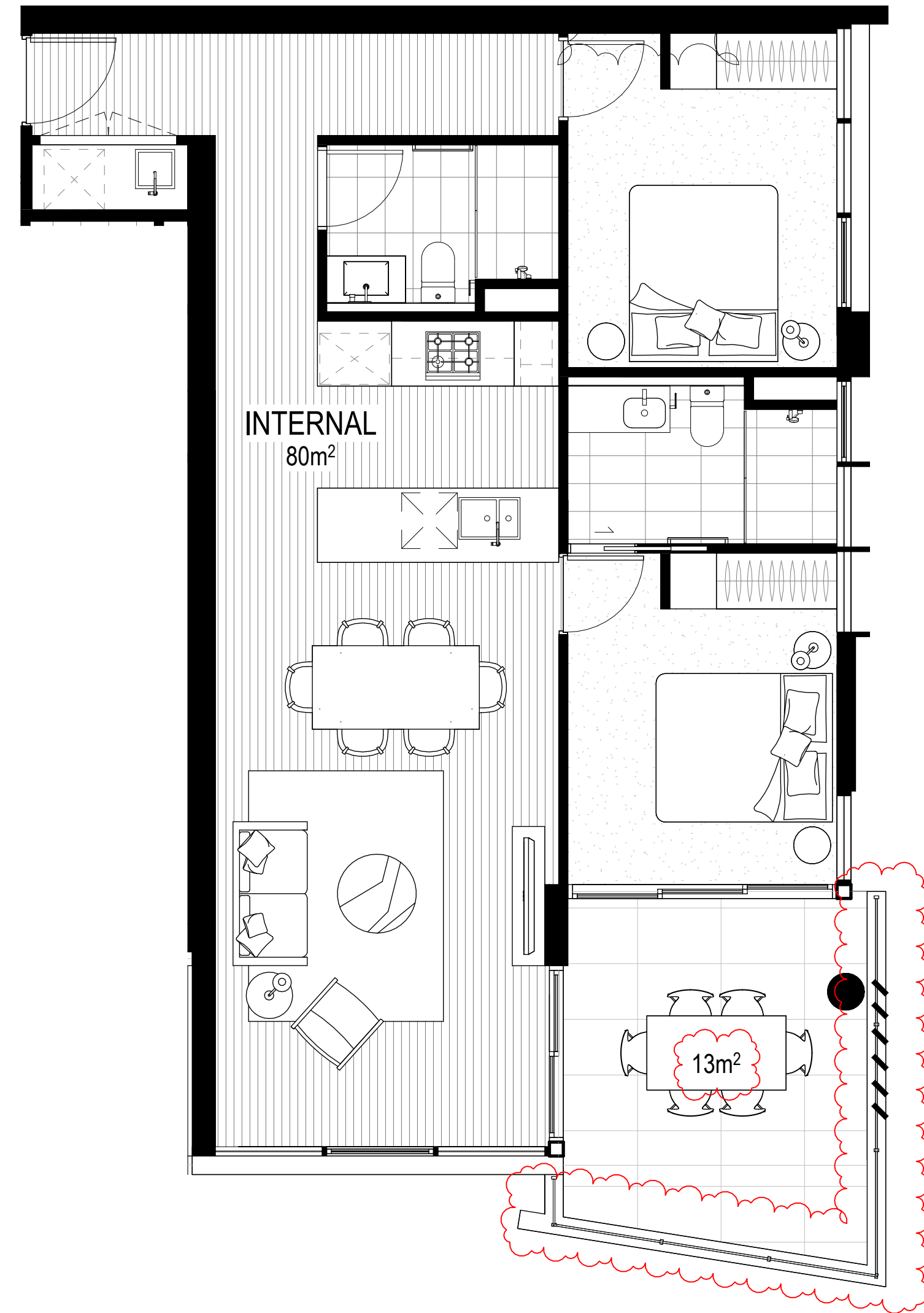
Issue	Description	Date
5	EDG AMENDMENT	21.01.2025
4	DA ISSUE	18.08.2024
3	DA ISSUE	10.09.2021
2	ISSUE FOR DEVELOPMENT APPLICATION	07.08.2021
1	DRAFT DA	22.04.2021



1 UNIT 2B-A
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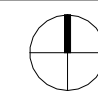
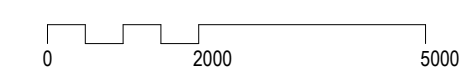
2 UNIT 2B-B
1 : 50



3 UNIT 2B - C
DD2007/ 1 : 50

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Key Plan



Client

Builder

Project Name
**BOWEN HILLS
RESIDENTIAL**

Project Address
**19- 25 Campbell
Street, Bowen Hills**

Drawing Title
APARTMENT LAYOUTS

Author: AC	Checker: MH	Sheet Size: A1	Scale: 1:50
Drawing Number: 11703_SK504	Issue: 5		

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nettleton tribe partnership Pty Ltd ABN 58 161 683 122
Level 5, 344 Queen Street, Brisbane, QLD 4000
t +61 7 3239 2444
e: brisbane@nettletontribe.com.au w: nettletontribe.com.au

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Approval no: DEV2021/1193/3

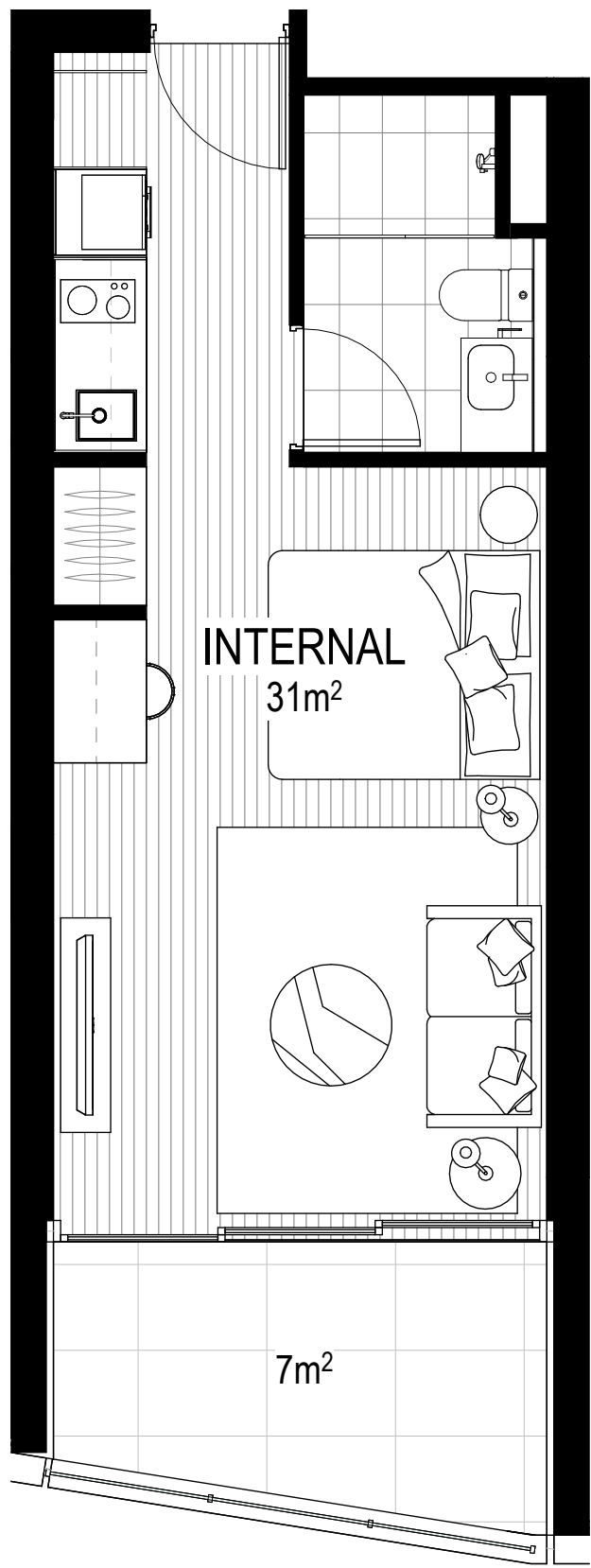
Date: 1 July 2025



Issue	Description	Date
3	EDG AMENDMENT	21.01.2025
2	DA ISSUE	18.08.2024
1	DA ISSUE	10.09.2021



1 UNIT 3B - A
1:50



2 UNIT S - A
1:50

Project Name
**BOWEN HILLS
RESIDENTIAL**

Project Address
**19- 25 Campbell
Street, Bowen Hills**

Drawing Title
APARTMENT LAYOUTS

Author:	Checker:	Sheet Size:	Scale:
JF	MH	A1	1:50
Drawing Number:	Issue:		
11703_SK505	3		

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nettleton tribe partnership Pty Ltd ABN 58 161 683 122
Level 5, 344 Queen Street, Brisbane, QLD 4000
t +61 7 3239 2444
e: brisbane@nettletontribe.com.au w: nettletontribe.com.au